

ADDINGTON SQUARE, CAMBERWELL, SE5  
FREEHOLD  
GUIDE PRICE £1,250,000 - £1,300,000



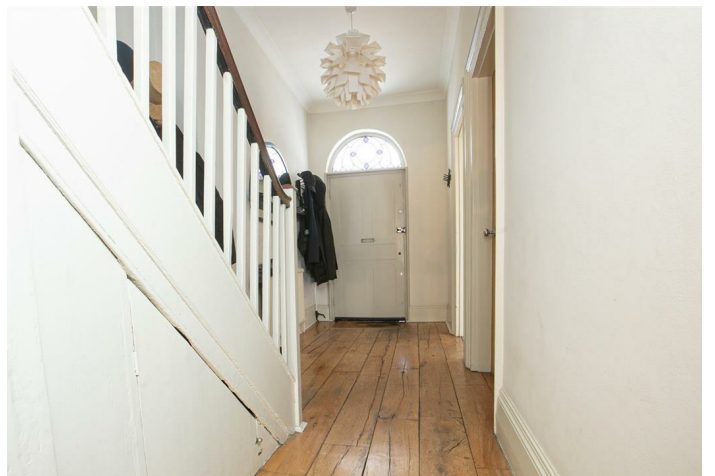


## SPEC

Bedrooms : 3  
Receptions : 1  
Bathrooms : 1

## FEATURES

Grade II Listed  
Conservation Area  
Adjacent to Burgess Park  
Generous Rear Garden  
Freehold





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Elegant Grade II Listed Three Bedroom Regency Home in Conservation Area.

Sitting in a peaceful corner of this most-sought after Georgian square is this wonderful three bedroom Grade II Listed period home. Built in 1822, the property enjoys some exquisitely recrafted period sash windows, reclaimed French oak flooring and abundant period charm and sprawls generously over two lovely floors. Accommodation comprises a double reception, kitchen/diner, three bedrooms, bathroom and wc. Additionally the property is within a Conservation Area and there is an active Addington Square Residents Association. As it's a no-through road the immediate locale is an oasis of calm from the nearby London bustle. There is plenty of parking available and transport options are numerous with a multitude of buses whizzing up and down the Walworth Road taking you to Elephant & Castle and beyond! The lovely Burgess Park sits adjacent offering access on three sides of the square.

The hall enjoys light from a most elegant arched fanlight which boasts original royal blue stained glass detail. It's a lovely wide, welcoming space with 8-inch reclaimed French oak timber flooring. This continues gracefully to the double reception. Here you meet the first of those expertly recrafted sash windows which have used original materials whilst ensuring 21st century sound and draft-proofing. The view offers a sweeping vista past your regal railings to the central square. The room is a double space offering formal dining and comfortable lounging opportunities. There's a period feature fireplace with gas fire and tasteful shelving and low-level storage units. A further rear-facing sash offers a charming leafy view down the garden. Toward the rear of the hall you descend two steps to find understairs storage and a handy laundry area with space and plumbing for the washing machine. This sits opposite a guest wc. The kitchen/diner has cabinets and counters on both sides and a lovely built-in seat on the rear wall. From here you can get garden access - it's a generous paved space with tonnes of room for bbq's and sun-bathing.

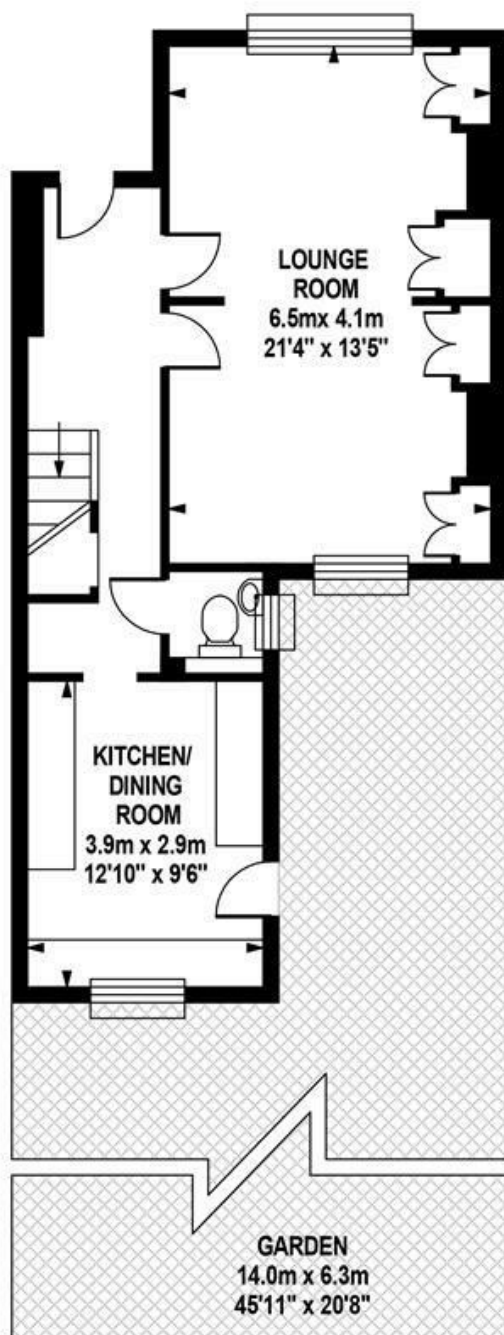
Upward bound you find the rear return sitting up a single step. There's a deep recessed storage cupboard preceding a side-aspect bathroom which is fully-tiled and has a wood panelled bath with matt black shower attachment, modern loo, heated towel rail and corner wash hand basin with wooden cabinets underneath. Beyond this is the first of your bedrooms. Currently used as an office/gym it will comfortably house a double bed and has views over the garden. The front aspect first landing feels like another room and boasts more views toward the square. Bedroom two also steals charming views through a long sash picture window. There's abundant fitted storage and loft hatch. Last but not least comes the third bedroom - a lovely double with more fitted storage and a further splendid sash window.

Transport options are numerous with a multitude of buses whizzing up and down Walworth Road to all corners of town – you can catch a bus to Victoria, Whitehall, West End, Euston and Kings Cross, City, London Bridge and Borough Market. Trains to the City are a mere 6 minutes and the tube at Elephant & Castle or Kennington will take you direct to the city and into the West End. Head down Camberwell New Road for more options at Oval Tube. There's a host of shops within easy walking distance. Walworth Road has a number of convenience stores for fresh fruit and veg, a post office and numerous banks. Numerous cafes and restaurants are popping up this side of Elephant and Castle too – that's everything covered. Camberwell has a host of bars and eateries - we love the The Hermits Cave and The Camberwell Arms.

Tenure: Freehold

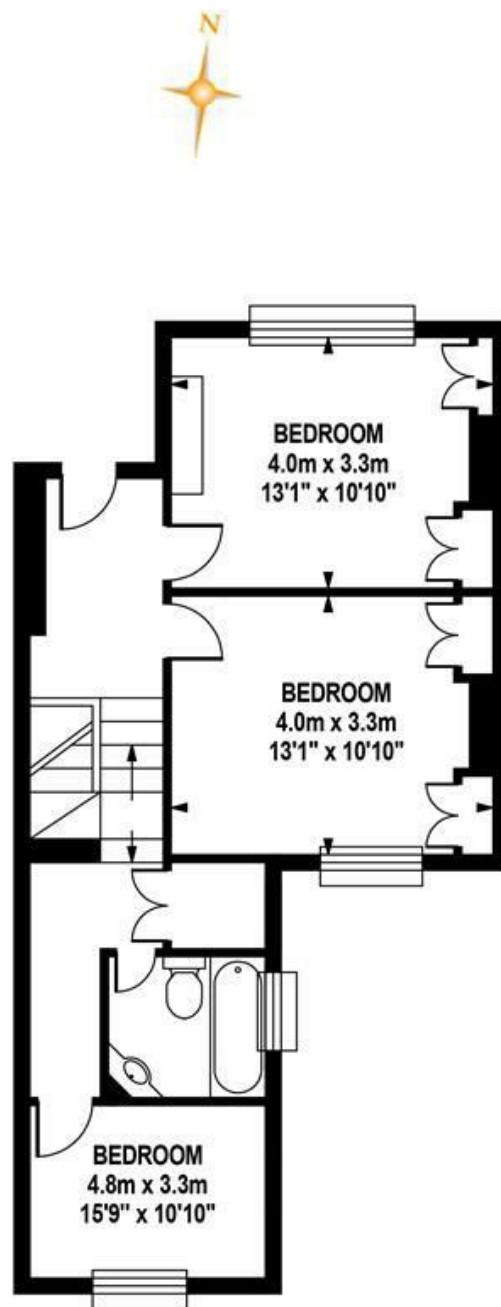
Council Tax Band: E

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**GROUND FLOOR**

Approximate Internal Area :-  
51.93 sq m / 559 sq ft




**FIRST FLOOR**


Approximate Internal Area :-  
51.93 sq m / 559 sq ft

**TOTAL APPROX.FLOOR AREA**

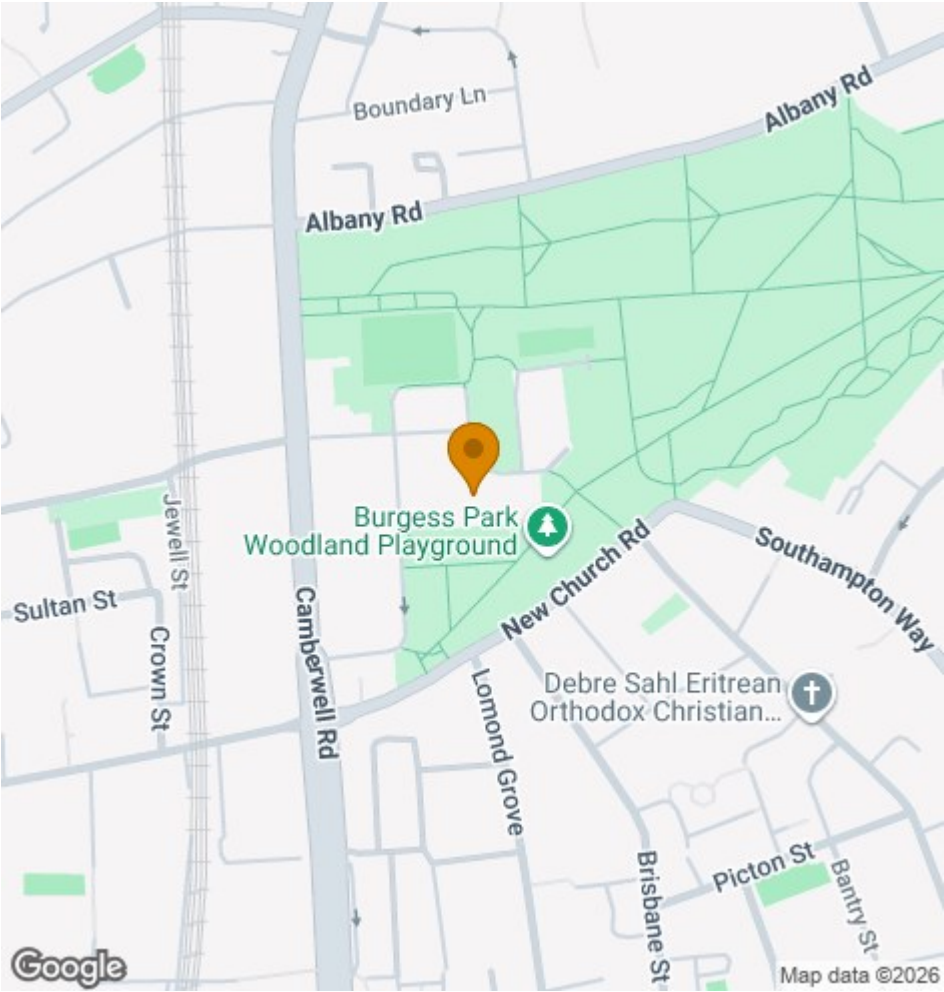
Approximate Internal Area :- 103.86sq m / 1118 sq ft  
Measurements for guidance only / not to scale

ADDINGTON SQUARE SE5  
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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