





- Two Bedrooms
- Generously Sized Garden
- Victorian Building
- Freehold
- Gross Internal Area 116m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This Stylish and Spacious, Two-Bedroom Home with a Garden and Basement, in a Victorian Building – Chain Free!

Internally you are presented with a generously sized living area stretching nearly 10 meters, offering ample space to relax and entertain guests, finished with neutral décor, built-in bookshelves, bespoke cabinets and additional storage space. The kitchen is thoughtfully designed with butchers block worktops, a large ceramic sink with mixer taps, contemporary wall and base units, and a vaulted ceiling with twin skylights for a bright and airy feel. French doors open directly onto the spacious rear patio garden, providing a peaceful outdoor retreat, just add your favourite plants and herbs. Heading back through the property, and up the staircase you will find two double bedrooms. The master bedroom benefits from built in wardrobes, allowing space for other furnishings, with the second double bedroom, positioned at the rear, enjoying plenty of natural light finished with wooden floors. On this floor you will also find a three-piece bathroom suite, white tiling, a heated towel rail and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash. The property also benefits from large basement, offering over 5ft of head height providing lots of added storage space.

Southampton Way is a popular location for cyclists, with City and West End being commutable. Camberwell Road is a 0.8 mile walk away for frequent buses that whisk you to Elephant & Castle. From here you can hop onto the Northern line, Bakerloo line, overland rail services and a myriad of bus routes that connect you to the whole of the city. Denmark Hill station is also 1 mile away. Cyclists will be pleased to know that once you are inside Burgess Park there is a choice of cycle highways into central London. Camberwell has long been known for its artistic connections and every year sees welcome additions to the string of acclaimed independent galleries, restaurants and cafes. Burgess Park is close by and has a gorgeous lake, tennis courts and barbecue facilities. If you enjoy a weekend stroll head through the park and eastwards to Maltby Street Market and historic Rotherhithe or take advantage of the cultural delights on offer at Waterloo and the Southbank.

Tenure: Freehold

Council Tax band: B

Authority: London Borough of Southwark

Construction: Standard construction

Property type: Mid-terrace, House

Parking: None

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Heating features: Double glazing

Building safety issues: No

Rights and easements:

Public right of way through and/or across your house, buildings or land: No

Flood risk: Yes

River and sea flooding risk: Very low; Surface water flooding risk: Medium;

Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely

History of flooding: No history of flooding has been reported.

Coastal erosion risk: No

Planning and development: No

Listing and conservation: No

Accessibility: None

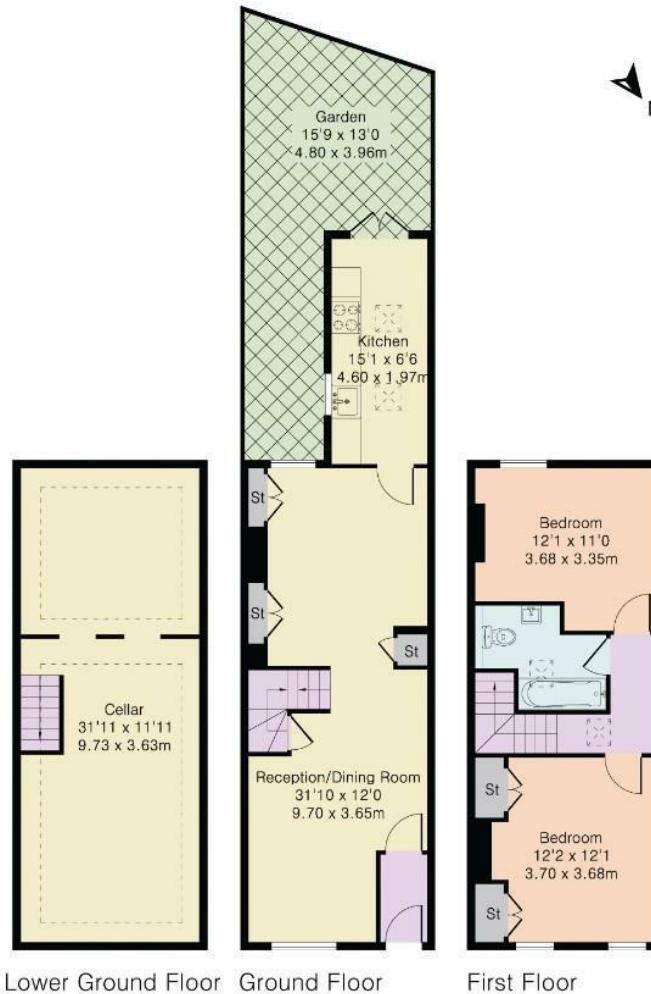
Coalfield or mining: No coal mining risk identified

Approximate Gross Internal Area 1246 sq ft - 116 sq m

Lower Ground Floor Area 382 sq ft - 36 sq m

Ground Floor Area 482 sq ft - 44 sq m

First Floor Area 382 sq ft - 36 sq m



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.