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Champion Hill, London, SE5 | Offers In Excess Of £950,000
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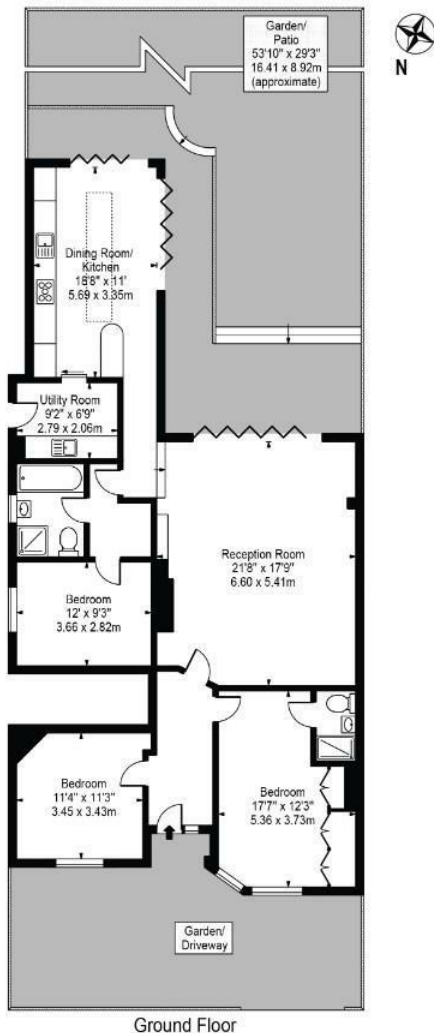


- Arts and Crafts Style - Edwardian
- 124m2 Gross Internal area
- Three Double Bedrooms
 - Two Bathrooms
- Front and Rear Gardens
- Large Reception Room - 35m2
 - Kitchen/Diner
 - Utility Room
- Share of Freehold
- Council Tax Band C

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 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	

Champion Hill, SE5 8BS
Approx. Gross Internal Area 1334 Sq Ft - 123.93 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

A beautifully refurbished three-bedroom Edwardian garden flat measuring over 120m² built in the Arts and Crafts style - with parking and share of freehold - Chain Free!

The property has great curb appeal and lots of character, with a private parking space and your own front door, take note of the seating area by the door, which adds character. Internally you are presented with a large reception room over 35m² with views of the garden and great entertaining space, there is a wood burner for cosy nights in the winter and lovely herring bone oak flooring draws the eye. This is replicated with the tiling on the patio, when you open up the bespoke bifold doors from the reception you have a feeling of the reception merging into the garden in summer months. The kitchen/diner will undoubtedly impress, it can comfortably fit a large table and chairs and has a sleek and stylish kitchen with a range of bronze and matt grey wall and base units, finished with composite worktops and gold glass splashbacks with two ovens and a range hob. Two further sets of bifold doors roll out onto the patios to give the same feeling of extra space. There is a handy utility room behind and a family bathroom. The bathroom has a traditional bath for a relaxing soak and a separate shower for the morning dash, W.C and wash basin with contrasting white metro tiles and contemporary green floor tiles. All three bedrooms are doubles, the master is a generous double with lovely bespoke wardrobes and a smart ensuite. You have a front garden with parking, bike storage and planted bays. The rear garden has two patio areas and steps down to a verdant lawn with space for a shed and planting areas, it also enjoys a balmy southwest aspect.

The property is situated in a quiet, leafy, residential area between Camberwell and East Dulwich. Both Denmark Hill and East Dulwich train stations is a pleasant walk away (0.5 and 0.4 miles respectively). Trains from Denmark Hill will get you to Victoria in ten minutes. You can also hop on to Thameslink services from here, or catch the East London Overground Line to Clapham, Canada Water, Shoreditch and Highbury & Islington. East Dulwich station connects you to London Bridge. There are plenty of buses from nearby Grove Lane and Denmark Hill that will take you across the city too. On the weekends, enjoy the greenery, café, play areas and community gardens of Ruskin Park and the bars, restaurants, leisure centre (with pool) and Saturday farmers' market in arty Camberwell. East Dulwich's Lordship Lane hosts a plethora of independent, boutique shops, artisan delis, characterful pubs and eateries and the popular North Cross Road Saturday market. If you need to pop to the shops, Sainsbury's is a short walk away through the community woodland and gardens to the rear of Dog Kennel Hill adventure playground.

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.

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