

DENMARK ROAD, CAMBERWELL, SE5
FREEHOLD
OFFERS IN EXCESS OF £850,000

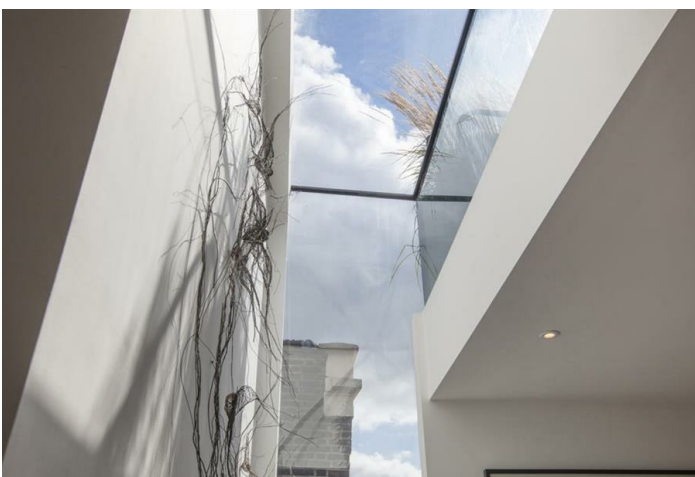
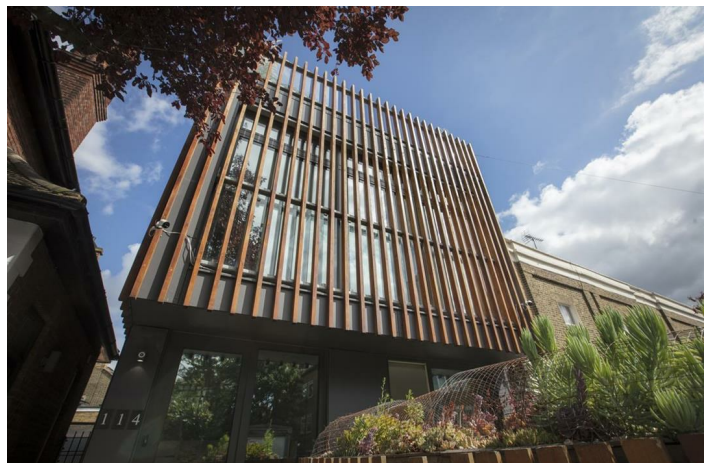


SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 2

FEATURES

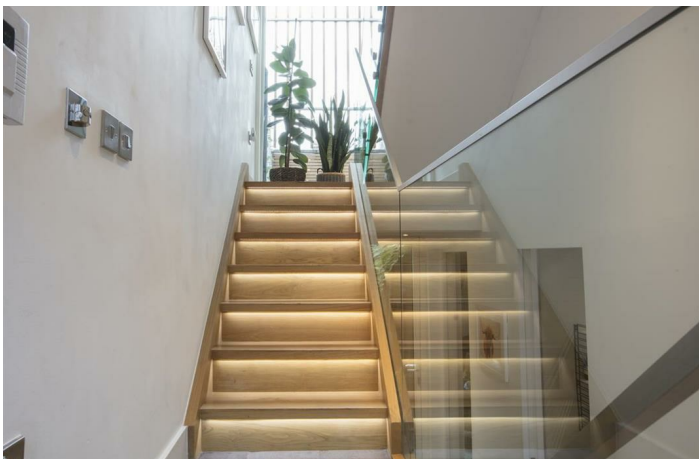
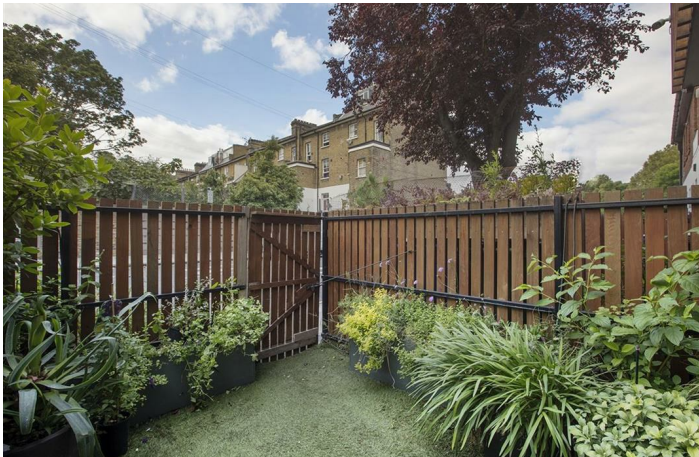
Contemporary Design
Top Notch Fixtures and Fittings
Three Separate Outside Spaces
Wonderfully Bright Throughout
Underfloor Heating
Freehold



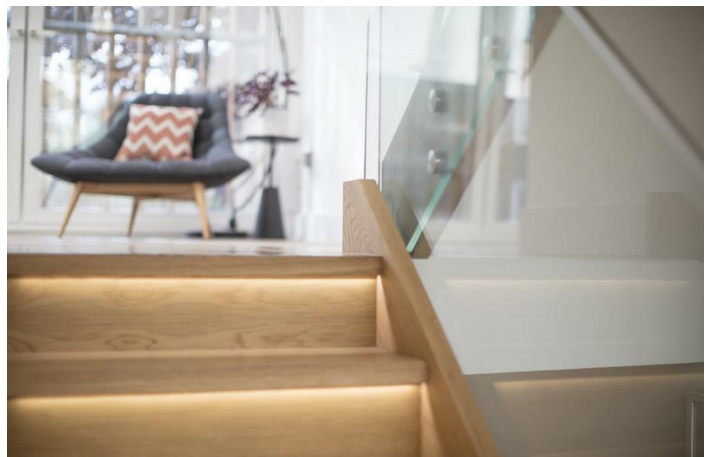
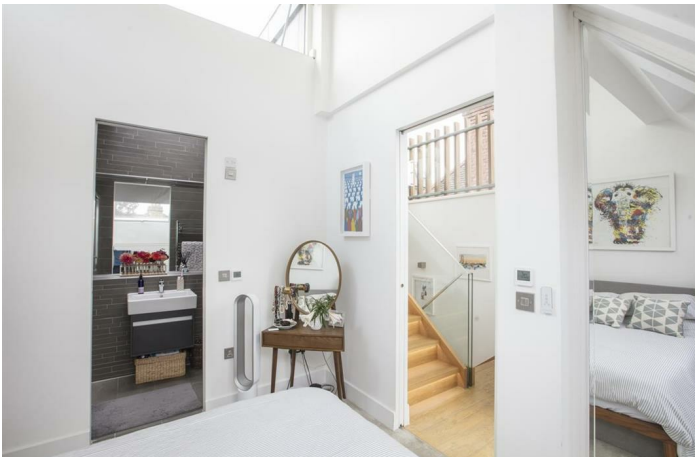
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Landmark Architect-Designed Three Bedroom Stunner With Roof Terrace.

We're in love! It's rare to find such exceptional design. Spread over five ingeniously presented half-floors, this cedar clad, contemporary masterpiece enjoys a unique flow. The accommodation comprises a large reception with double height ceilings, kitchen/diner, two double bedrooms (master en suite), family bathroom and two separate courtyard gardens. The jewel in the crown comes in the form of a tiptop roof terrace that grabs rays all day. Every corner is bathed in light through numerous windows, skylights and glass doors. It's worth noting the windows are coated so act as reverse glass - extra privacy without losing any natural light! The first floor living space positively sparkles with a huge overhead signature skylight and front wall of glass doors. Delightful double height ceilings warrants art work – really big art work! The rear ground floor courtyard hosts an outdoor roll top bath for a unique winter spa experience – don't worry it's completely secluded from neighbouring structures. Underfloor heating and some gorgeous fixtures and fittings continue the charm offensive. The area boasts as many attractions. You're within seconds of the very lovely Victorian Myatt's Field Park. Camberwell and its delicious array of world cuisine is a 7 minute walk and Oval Station is reachable on foot in around 12 minutes.

The exterior is striking and contemporary with strips of cedar cladding running from the first floor right up to that glorious roof terrace. Your front patio garden has matching wooden gates, Astro turf and a raised cactus planter bed that cleverly conceals integrated bin storage. Double glass doors lead to your entrance which greets you with sumptuous stone flooring, crisp neutral décor, spot lights and a top-notch glass stairwell screen topped in brushed steel trim. The study sits immediately on your right with sliding glass doors that lead back onto the patio garden. From the hall, head down your chunky solid oak stairs (with brushed steel hand rail and funky downlights) to a lower landing, off which sits the family bathroom. It's a fully tiled, modern affair with white suite and large wall mounted mirror.

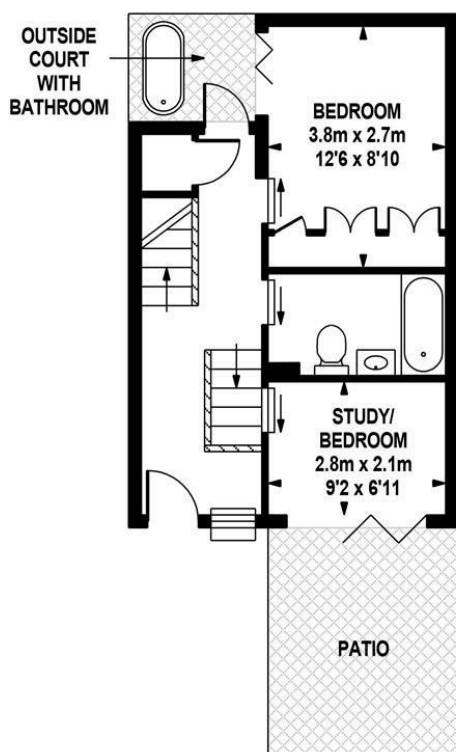
Your first double bedroom sits beyond this with a run of fitted storage, plush carpeting and access, via sliding doors, to that gobsmackingly fabulous spa/courtyard. Diagonal timber floorboards lead you to the copper fronted, roll top bath which is deep enough for full submersion – great for those chilly winter nights! Wood cladding runs right up to the top of the building creating a wonderful square open-air atrium. We've seen some special features in our time – but this takes the biscuit. There is further access to this off the lower landing next to a neat laundry cupboard under the stairs.

Head upward to the first return, pausing at a 'floor to ceiling' window that frames the lower courtyard and supplies a flood of light to the stairwell. Your kitchen/diner sits to the right with a generous serving of cooking and dining space. Granite counters run on three sides and include a breakfast bar. Appliances include a four-ring induction, double oven, stainless steel and integrated fridge/freezer and dishwasher. There's a large side aspect casement window and a lovely raised inner window offering a glimpse forward to the living space. Ascending to the first floor you meet that truly impressive reception space which fronts the street through a wall of wide glass doors. The overhead skylight links to a full height, side aspect window. The changing sunlight through the day casts such beautiful shadows - it's a dream.

Upward to the second return you find a further wall of glass with yet more daylight gushing down the upper stairwell. A large side aspect raised window frames a lovely set of red bricked Victorian chimneys. Your master bedroom sits right, enjoying fitted storage and an adjoining ensuite shower room with overhead skylight. It's fully tiled and has a double walk-in shower, modern suite and heated towel rail. The final climb rewards you with access to that utterly splendid decked roof terrace which supplies all day sun (weather permitting). A raised signature glass box ceiling peers downward into the living space.

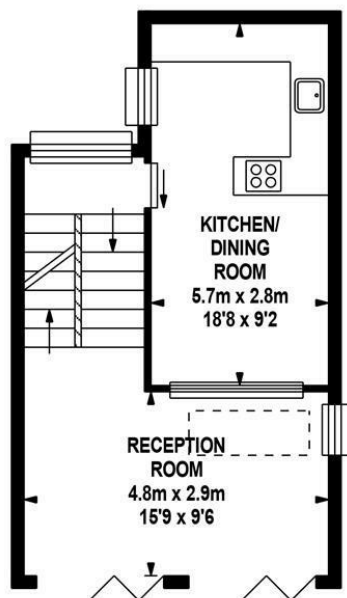
A number of buses on Camberwell New Road will whizz you to the underground station at the Oval (Northern Line) or take one directly into the West End (a 15-20 minute trip) or Peckham (a 10 minute trip). The fantastic Victoria Line is walkable in 15 minutes for an unbeatable zone 2 tube connection. If you work in the city, Loughborough Junction mainline station (Blackfriars & City Thameslink) is a seven minute walk away. There are shops too within easy walking distance. If the weather's good you can practise your forehand at the tennis courts in Myatts Fields - grab a coffee or let the dog run riot. There's a fantastic playground with water play area and various wholesome weekly activities around the bandstand. We love the regular farmer's market too! After a hard day at the office chill out at the much loved 'Sun of Camberwell' with good food and great cocktails. We love 'The Hermit's Cave' for a pint of the black stuff and 'The Crooked Well' if you feel like a treat. Camberwell has some highly considered foodie hot spots too. Silk Road has been getting some much deserved press attention of late. It offers traditional Chinese cuisine from Xinjiang province is proving wildly popular with the locals. Good Neighbour is one of the newest kids on the block with a fine selection of wine and charcuterie. Theo's Pizzeria is scrummy and we have a particular fondness for FM Mangal kebabs. Watch your waistbands! Nearby Brixton (a 15 walk away) has a further flood of fab things to do. The 'Ritzy' cinema is a fab spot to catch art house and mainstream movies. Windrush Square is a lovely spot for a sit down and chat. There's a huge selection of bars and restaurants - the Brixton Village covered market offers everything from Vietnamese to Columbian. Kennington Park with its sports fields and tennis courts is just a fifteen minute walk away.

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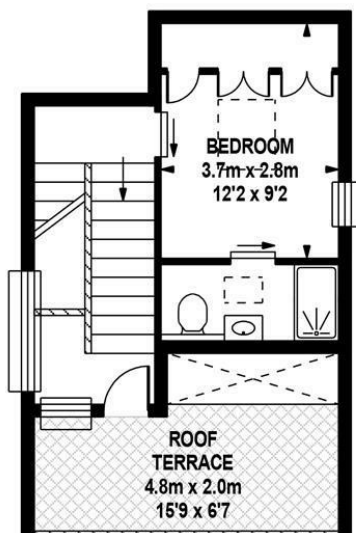
GROUND FLOOR

Approximate Internal Area :-
33.56 sq m / 361 sq ft



FIRST FLOOR

Approximate Internal Area :-
37.56 sq m / 404 sq ft



SECOND FLOOR




Approximate Internal Area :-
23.30 sq m / 251 sq ft




TOTAL APPROX.FLOOR AREA

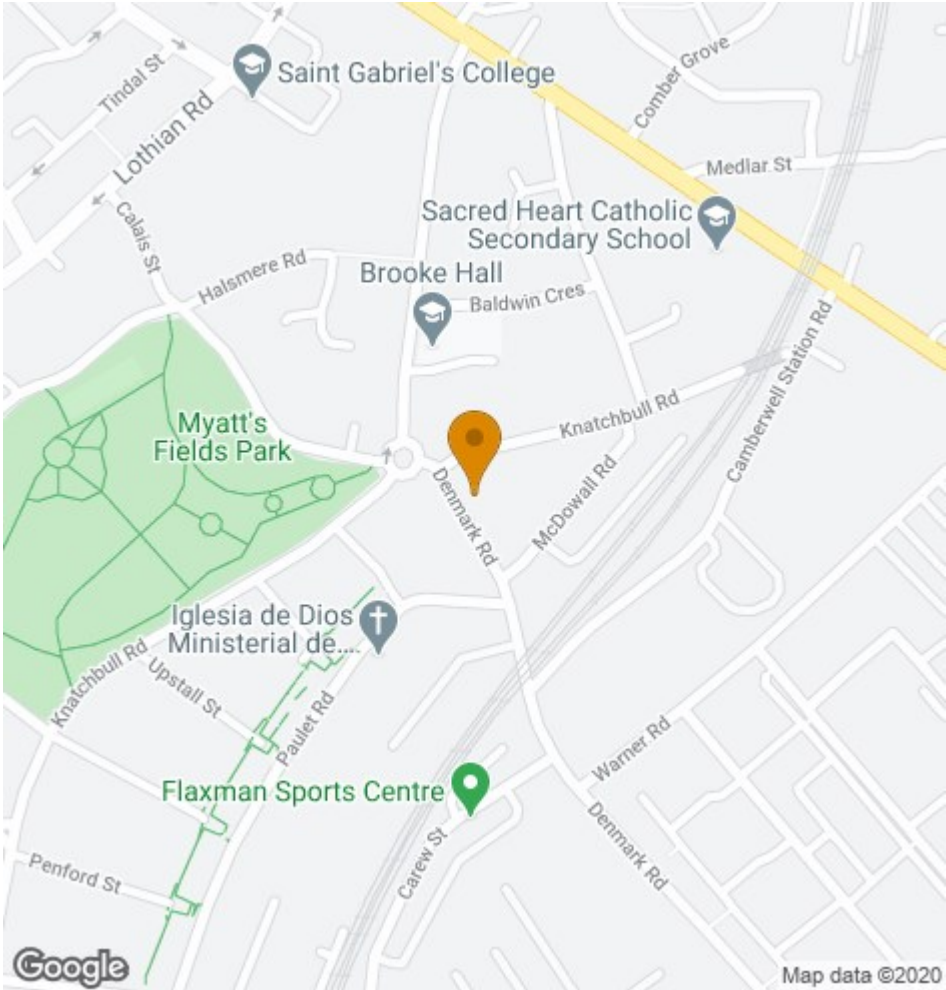
Approximate Internal Area :- 94.42 sq m / 1016 sq ft
Measurements for guidance only / not to scale

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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	82	92
(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 

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.



WOOSTER

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