

**LOVE WALK, CAMBERWELL, SE5**

**FREEHOLD**

**£1,250,000**



## SPEC

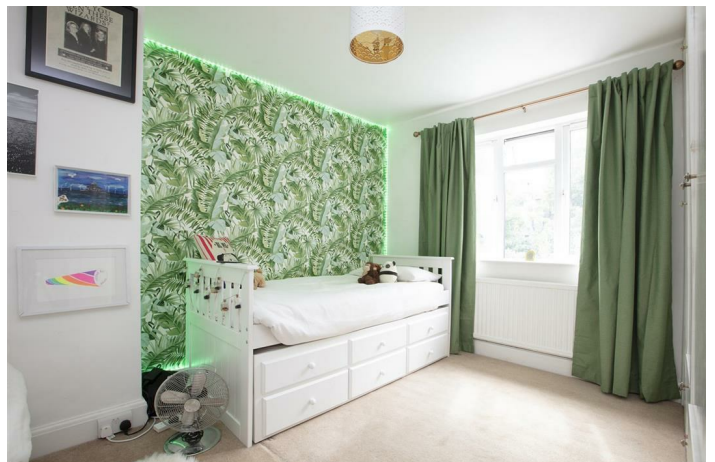
Bedrooms : 4  
Receptions : 1  
Bathrooms : 2

## FEATURES

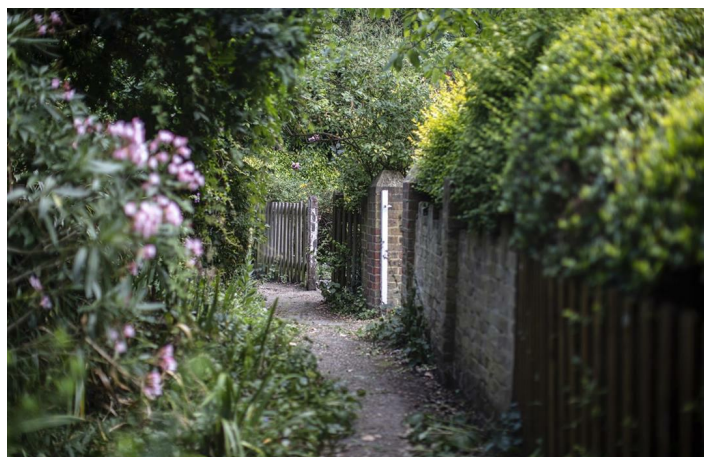
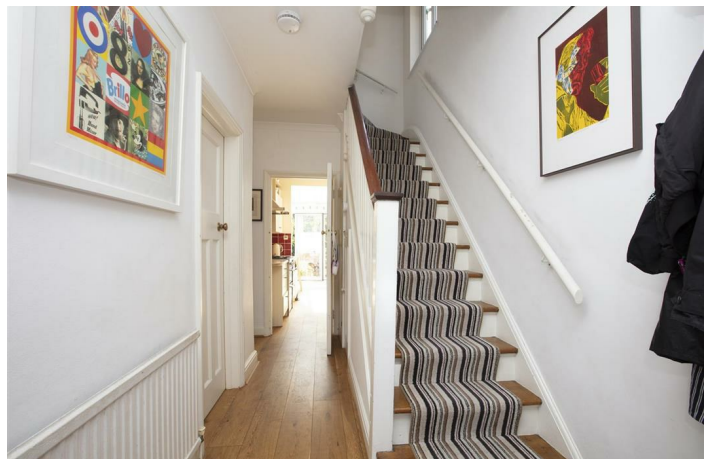
Freehold  
Charming Leafy Setting  
Beautiful Front and Rear Gardens  
Original Features



LOVE WALK SE5  
FREEHOLD



LOVE WALK SE5  
FREEHOLD



LOVE WALK SE5  
FREEHOLD



Uniquely Idyllic Four Bedroom 1920's Gem With Magnificent Gardens.

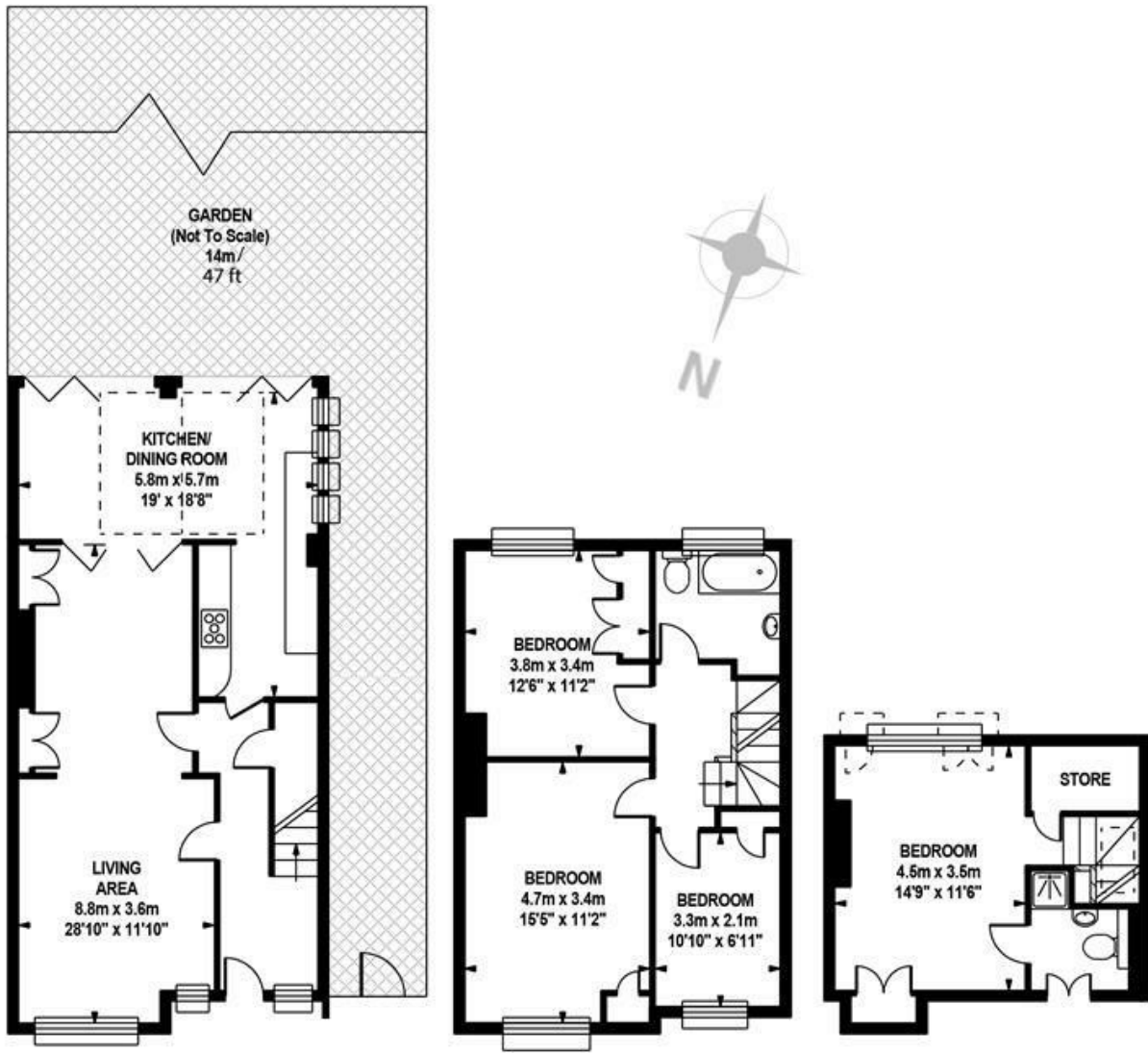
This fairytale four bedder sits snugly with three similar homes in what must be the most romantic address in London – Love Walk. Not only that, it's very quiet, tucked behind the 200 year old wall that used to surround the historic Lettsom Estate in Camberwell. The house is in the pedestrianised part of the street, you wouldn't know it was there! The property is spread charmingly over three floors and comprises a large double living room, conservatory, kitchen, bathroom and four fab bedrooms (master ensuite). The front and rear gardens are generous and beautifully stocked with mature greenery. Whilst you'll enjoy a feeling of tranquility, you're literally a pebble's throw from the best of Camberwell - that's bars, eateries and bustle! Transport is easy with Denmark Hill Station around 10 minutes walk. Victoria, Elephant & Castle, Blackfriars, Farringdon, Shoreditch and Clapham are all easy as pie!

The exterior sits back from the pedestrianised section of Love Walk, behind a high, ivy-clad wall. An arched gated entrance leads inward to a beautifully leafy, inner pathway private to this row. From here, step through your picket fence and under expertly arched hedging to a super generous front garden which boasts mature goose berry bushes and a fruit bearing apple tree (imagine the pies one could make!). The exterior of the house enjoys the best of the 1920's charm with original windows and door. Inside you find a generous hall with solid flooring and an original staircase. The stair risers are painted white and treads wooden. Two doors lead to a full length double reception. You'll spy low level storage units, book shelves and two sublime feature fireplaces and more solid wooden floors underfoot. Double hinged rear doors lead to the sunny conservatory which stretches the full width of the building and wraps around to the kitchen. The kitchen itself offers a long run of Corian worktops and ample cooking/prep space. There's a five ring range, integrated washing machine and oodles of storage.

Head upward to the first floor to a landing which is kept bright by a side aspect casement window. The first large double bedroom fronts the building with fitted storage and a tranquil, leafy aspect through original Crittal windows. The second double bedroom enjoys garden views, fitted storage and some rather lovely leafy wallpaper. There's a third single bedroom facing front and a fully tiled bathroom with white suite to complete this floor. The top floor enjoys the best of the views and has a master bedroom with adjoining contemporary shower room with abundant eaves storage.

The transport options are good, with a multitude of buses running close by on Camberwell Church Street into the City and the West End. Oval Station (Northern Line zone 2) is walkable in around 20 minutes or easy by bus in around 6. Denmark Hill station (zone 2) for fast, regular services to Blackfriars and London Bridge is a 10 minute walk in the other direction. The London Overground Line offers further services to Shoreditch, Clapham and Islington. The nearby excellent eateries include The Crooked Well and the wonderful Greek Taverna that has entertained rich and famous Camberwell residents for over 40 years. The Hermit's Cave is a fine spot of a pint of black. Keeping fit? Camberwell Baths is stunning and within 60 seconds of your door. Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep - anyone for Pimms?

LOVE WALK SE5  
FREEHOLD



**GROUND FLOOR**

Approximate Internal Area :-  
62.61 sq m / 674 sq ft

**FIRST FLOOR**

Approximate Internal Area :-  
49.74 sq m / 535 sq ft

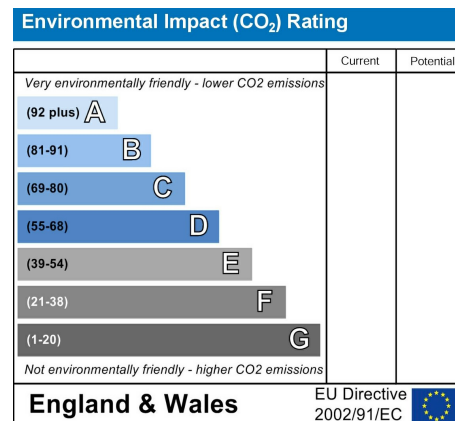
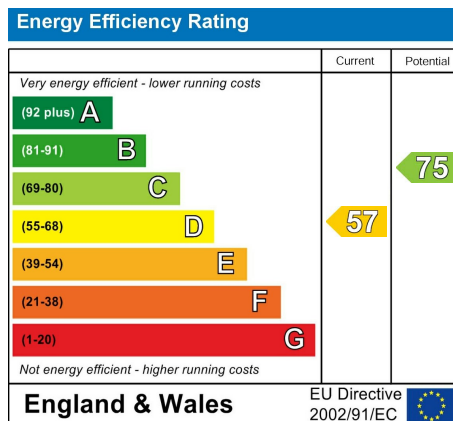
**SECOND FLOOR**

Approximate Internal Area :-  
25.60 sq m / 278 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 137.95 sq m / 1487 sq ft  
Measurements for guidance only / not to scale

LOVE WALK SE5  
FREEHOLD



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.



17 Nunhead Green  
London SE15 3QQ  
020 7952 0595  
sales@woosterstock.co.uk