

BRUNSWICK VILLAS, CAMBERWELL, SE5  
FREEHOLD  
£1,150,000



## SPEC

Bedrooms : 4  
Receptions : 2  
Bathrooms : 2

## FEATURES

Beautiful Original Features  
Generous Rear Garden  
Seconds From Brunswick Park  
Large Kitchen/Diner  
Freehold



## BRUNSWICK VILLAS SE5

FREEHOLD



BRUNSWICK VILLAS SE5

FREEHOLD



BRUNSWICK VILLAS SE5  
FREEHOLD



Fantastic Three/Four Bedroom Period Home Moments From Brunswick Park.

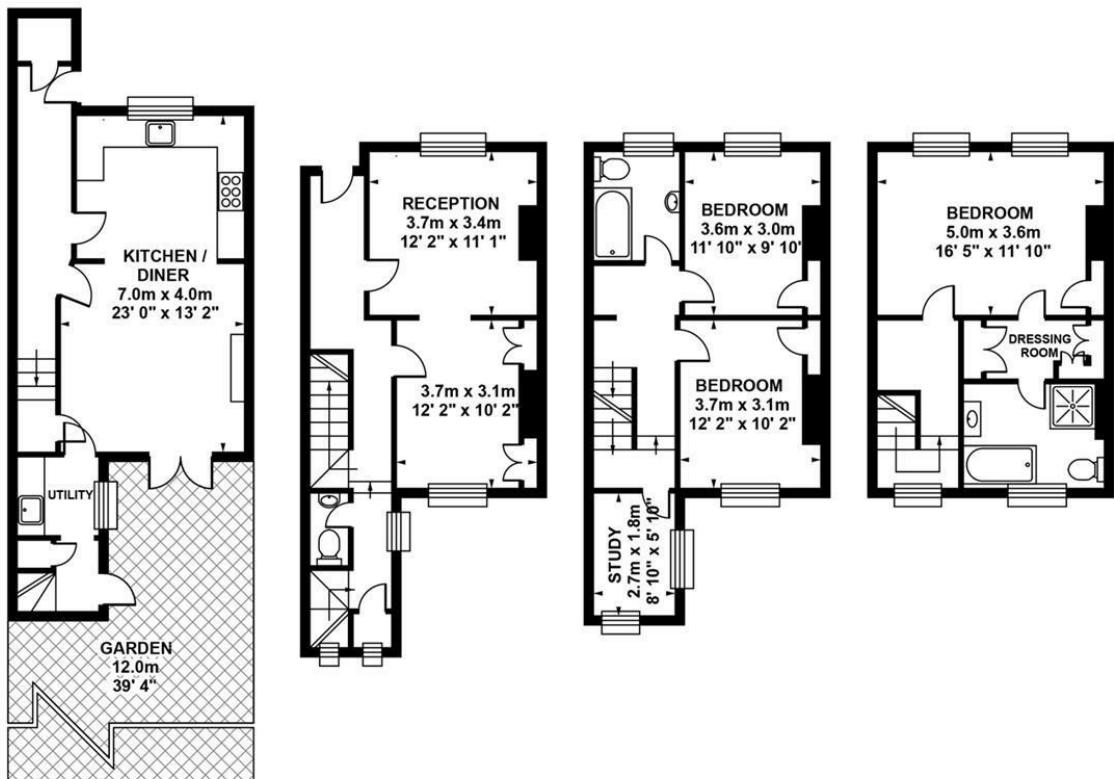
A tasteful, sympathetic finish befits this elegant Victorian home. You'll enjoy four floors of fine fittings, both original and contemporary. It's bright, spacious and perfectly placed, just a few seconds from the tennis courts of Brunswick Park. The accommodation comprises a lush double reception, huge yet homely kitchen/diner (with utility room and garden access), three double bedrooms (including a gorgeous master en-suite and dressing room), single bedroom/study, guest wc and posh main bathroom. The paint shades throughout are thoughtfully chosen. All in all a wonderful living environment! Brunswick Park is a lovely spot for a read of the papers. The cafe is perfect for a weekend natter while the kids run amok. Camberwell boasts a healthy array of culinary attractions - best watch those waist lines! Transport is a cinch with nearby Denmark Hill and Oval and Elephant and Castle Tube a short bus ride.

The paved front garden is fringed with period style railings in stately jet black. Classical stucco work around the ground floor compliments the pillar atop the recessed portico. Grand steps lead to your original door - presented in dark mossy green and with a gleaming chrome knocker set. The inner hall has ash flooring and soft neutral walls. Brilliant white architraves give a clean cut vibe and the original staircase is painted white too. Step left to find your fab double reception room. Each end of the room proudly dons a period fireplace and marble mantel. The sash windows are original but have handsome modern chrome locks. A decorative ceiling rose at either end will delight also. At the rear of the hall you descend one step to find a neat guest w.c with dishy tiling, side-facing sash window, hot water closet and a neat curling staircase down to the utility room. A further downward option is offered further along the ground floor hall. This leads initially to a long hall which culminates with a front access point and understairs storage - wine cellar perhaps?

The kitchen/diner is simply perfect. Shaker style cabinets run on three walls to the front and are topped with thin cut Corian - yum. There's an integrated dishwasher, six ring 'Rangemaster' gas range and American style fridge/freezer with ice maker. The dining space sits in front of another fab period feature fireplace - that tiling is just joyous! Rich red walls and crisp white ceilings set it off perfectly. From here, double French doors lead to the patio and on up to a sunny lawn. Due to the trees and position of the buildings to the rear, you're afforded much privacy. The utility room has a ceramic butler sink, side aspect sash and more Corian counter space.

Trotting up the stairs you first meet the dual aspect study/single bedroom which boasts some fab views of the Shard. The first landing enjoys more quality carpeting and soft shades. There is a nicely sized and bright double bedroom to both front and rear. Each has a period fireplace and simple mantel, storage and a large sash window. The fully tiled bathroom shares the front spot. The bath has a drencher over and there's a heated towel rail (chrome of course) and a modern white suite. Your master suite spans the second floor - we know you're worth it! The generous sleeping section fronts the street into the full width of the building. A dressing room with plenty of bespoke fitted units adjoins to the rear. This leads to a super-sized en suite bath and shower room with some showstopping teal tiling. The thin metal framing around the wash hand basin and bath are simply divine!

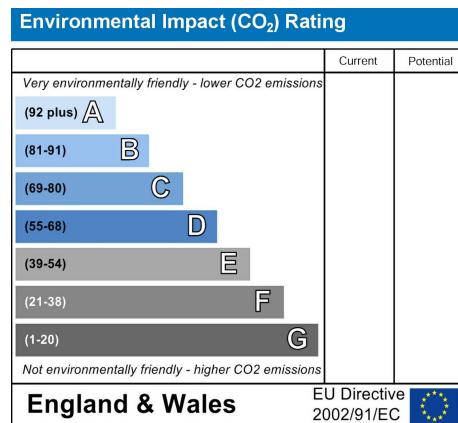
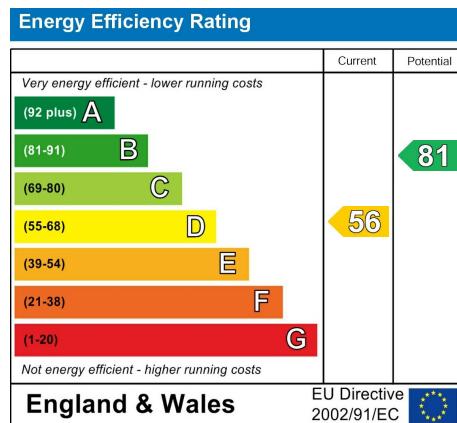
Brunswick Villas is a super looking terrace and the location allows easy access to the City and West End from a multitude of buses travelling along the main road. Alternatively take a 12 minute stroll up to Denmark Hill station where you can pick up fast, direct and regular services to Victoria and Blackfriars. The London Overground Line will whizz you to Shoreditch, Clapham, Islington and Canary Wharf (via Canada Water). The local area is a hub of activity with some excellent specialist shops, the very lovely Camberwell Baths, St Giles Church with its crypt and many great restaurants and bars within easy walking distance - we love The Hermits Cave for a pint, The Camberwell Arms for an award winning roast or the Crooked Well for some more yummy nosh. Brunswick Park is a matter of seconds away for relaxing or a spot of exercise - tennis anyone?

**LOWER GROUND FLOOR**Approximate. internal area :  
44.05 sqm / 474 sq ftApproximate. internal area :  
41.57 sqm / 447 sq ftApproximate. internal area :  
42.00 sqm / 452 sq ft**SECOND FLOOR**Approximate. internal area :  
36.88 sqm / 397 sq ft**TOTAL APPROX FLOOR AREA**

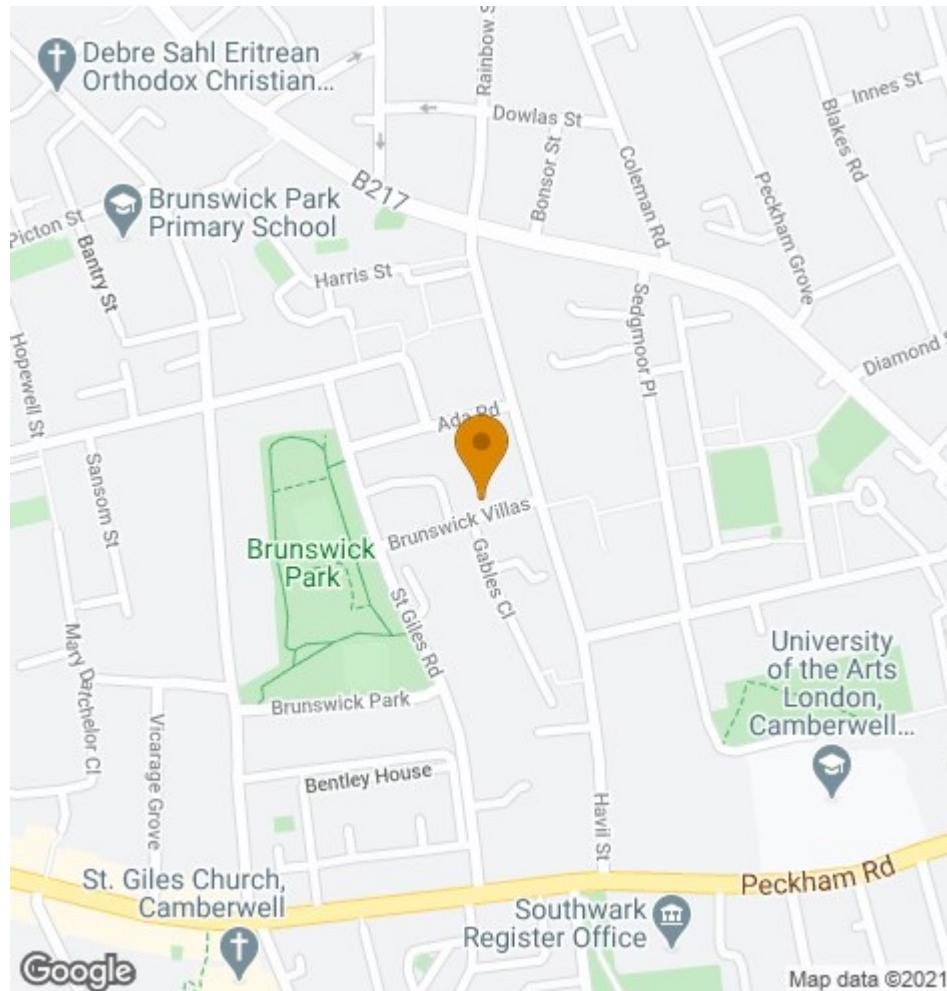
Approximate. internal area : 164.50 sqm / 1770 sq ft

Measurements for guidance only / Not to scale

**BRUNSWICK VILLAS 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.



**WOOSTER  
& STOCK**

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

WOOSTERSTOCK.CO.UK