



Email: info@no-flies.co.uk

www.no-flies.co.uk

Contact us on 020 7737 8047

Sansom Street, Camberwell, SE5

O.I.E.O. £900,000

Freehold

Characterful extended four bedroom family home on a sought after Camberwell street.



Four bedrooms

1491 sq.ft

Charming Street

Period Features

Local Transport

Denmark Hill

Approx. 0.7 miles away
Destinations: Blackfriars, Victoria, Kings Cross, Clapham Junction and Canada Water.

Peckham Rye

Approx. 1 mile away
Destinations: London Bridge, Clapham Junction and Canada Water (for connection to Canary Wharf)

12,36,171,345 & 436

Approx. 400 metres away
Destinations: Waterloo, Holborn, Victoria, Paddington, London Bridge and Queens Park.

This spacious four bedroom family home is to be found on Sansom Street, a quiet no through road of similar period properties tucked away close to Brunswick Park. Sansom Street was built by the Sansom family in the late 19th century and remained in the ownership of the family until the 1980's. It is a charming street with a great community spirit and much sought after. The property, which retains a number of period features, provides generous amounts of living space in a great location.

The property is roughly equidistant from the centres of both Peckham and Camberwell. So, within a ten to fifteen minute walk you can be enjoying the bars, restaurants and independent shops of both of these increasingly fashionable south London neighbourhoods. A number of good state schools are also close at hand and the independent schools for which nearby Dulwich is famous are also within easy striking distance.

Both Denmark Hill and Peckham Rye railway stations (which provide direct services into London Bridge (10 mins), Victoria (13 mins), Blackfriars (14 mins), City Thameslink (16 mins) and King's Cross/St.Pancras (24 mins)) are within a reasonable walk of the property and frequent bus services are available within a few minutes walk on Peckham Road, Camberwell Church Street and at Camberwell Green.



You approach the property through the small front garden and enter into the hallway with its period cornicing and plasterwork. To your left is the double reception room. This is a spacious double room with a large bay window to the front looking out onto Sansom Street and a fully glazed door leading from the rear reception room out onto the side return of the property and the garden. The front reception room has a log burner fitted in the open fireplace and the rear reception room also has an open fireplace. There is an extensive range of fitted shelving in all of the chimneybreast recesses. Folding double doors allow the rear reception room to be either open plan to the hallway or closed off.



Returning to the hallway you pass two useful under stair storage cupboards before entering the kitchen diner. This spacious room, which could potentially be extended into the side return (subject to planning) has solid wooden flooring with a dual aspect corner window and ceiling light in the kitchen area and a casement window looking out from, and a fully glazed door leading out from, the dining area. There is also an extensive range of built-in storage to the dining area. The kitchen is fitted with modern painted units with a solid wooden worksurface. There is a fitted oven, hob and microwave and a butler's style sink as well space for the other usual kitchen appliances.



Back in the hallway, the staircase with open wooden balustrade, leads to the first floor. On the first half landing you will find the main bathroom. This is an extremely spacious room with a sash window looking down onto the rear garden. It is fitted with a white four piece suite comprising WC, handbasin, bath and large walk-in shower enclosure. There is also a heated towel rail and an extensive range of built-in storage.



Continuing up onto the main first floor landing you will find the first two bedrooms. Immediately to your right is the first of the bedrooms. This is a spacious double room with a sash window looking out onto the garden. It has a period cast-iron fireplace.

At the front of property is the attractive, original master bedroom. This bright and spacious room has two large sash windows looking down onto Sansom Street and built-in storage to both chimneybreast recesses. There is a period fireplace surround and open hearth.

From the first floor landing a further staircase with open wooden balustrade leads to the first floor loft extension undertaken by the existing owners. To your left on this floor is the spacious master bedroom suite. There a large double bedroom with a casement window to the rear looking down into the garden and a Velux roof window to the front. The bedroom benefits from an extensive range of fitted storage, some of which is movable to provide access to further eaves storage for larger, infrequently used items. Ensuite to the master bedroom is the slickly finished shower room. This is fitted with a white three-piece suite comprising a WC, handbasin and walk-in shower cubicle with rainfall showerhead. There is a Velux roof window looking out from the ensuite shower room to the front of the property.

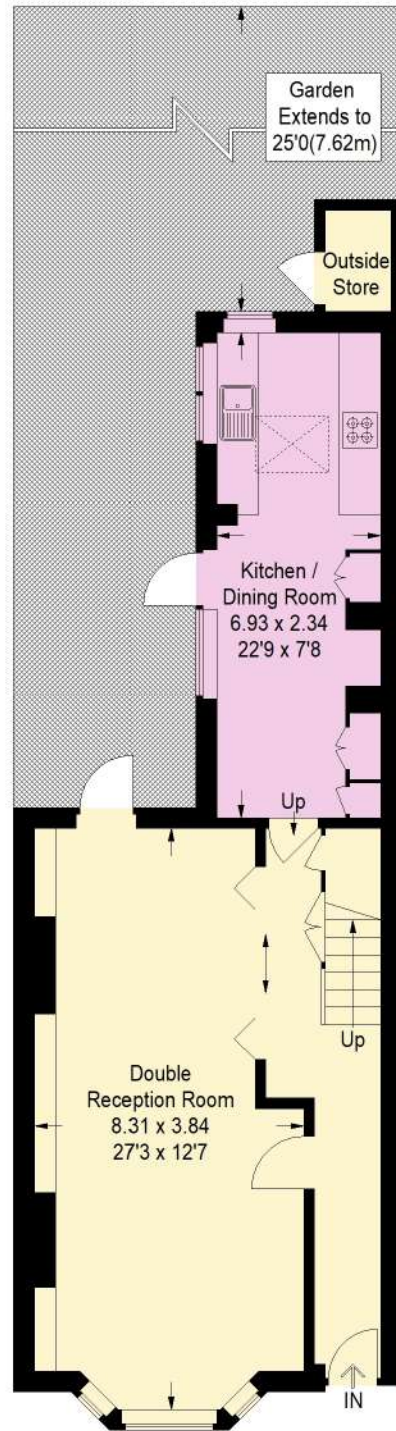
Next to the master bedroom suite is the fourth bedroom. This is a small double room, which is used by the current owner as a home office. It has recessed ceiling lighting and a casement window looking down onto the rear garden.

Externally the property has a very pretty garden comprising a wide paved side return and a partly walled, lawned rear garden which is edged with beds planted with a range of mature shrubs, perennials and fruiting shrubs. The garden is west facing and gets lots of afternoon sunshine even allowing the current owners to cultivate grapes. In the garden there are the remaining vestiges of the original rear doorway and haybar, a reminder of the days when horses used to work the nearby canal.

This is a charming house offering good family accommodation on a sought after road where houses are rarely available. Your early viewing is recommended.

Sansom Street, SE5

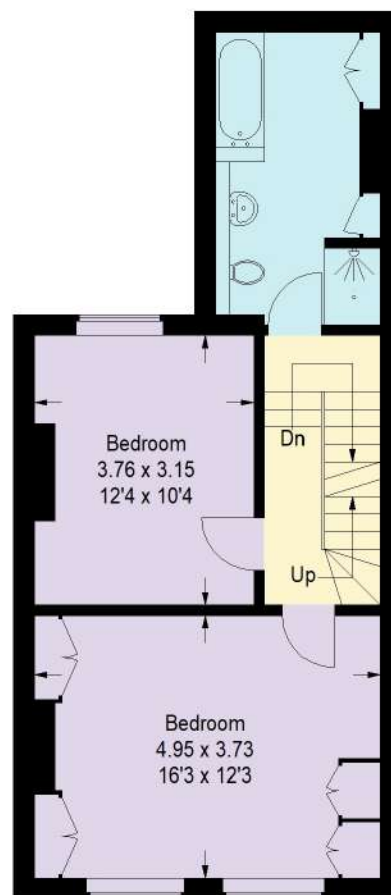
Approximate Gross Internal Area
 Ground Floor = 56.5 sq m / 608 sq ft
 First Floor = 48.6 sq m / 523 sq ft
 Second Floor = 32.0 sq m / 344 sq ft
 Outside Store = 1.4 sq m / 15 sq ft
 Total = 138.5 sq m / 1491 sq ft



Ground Floor

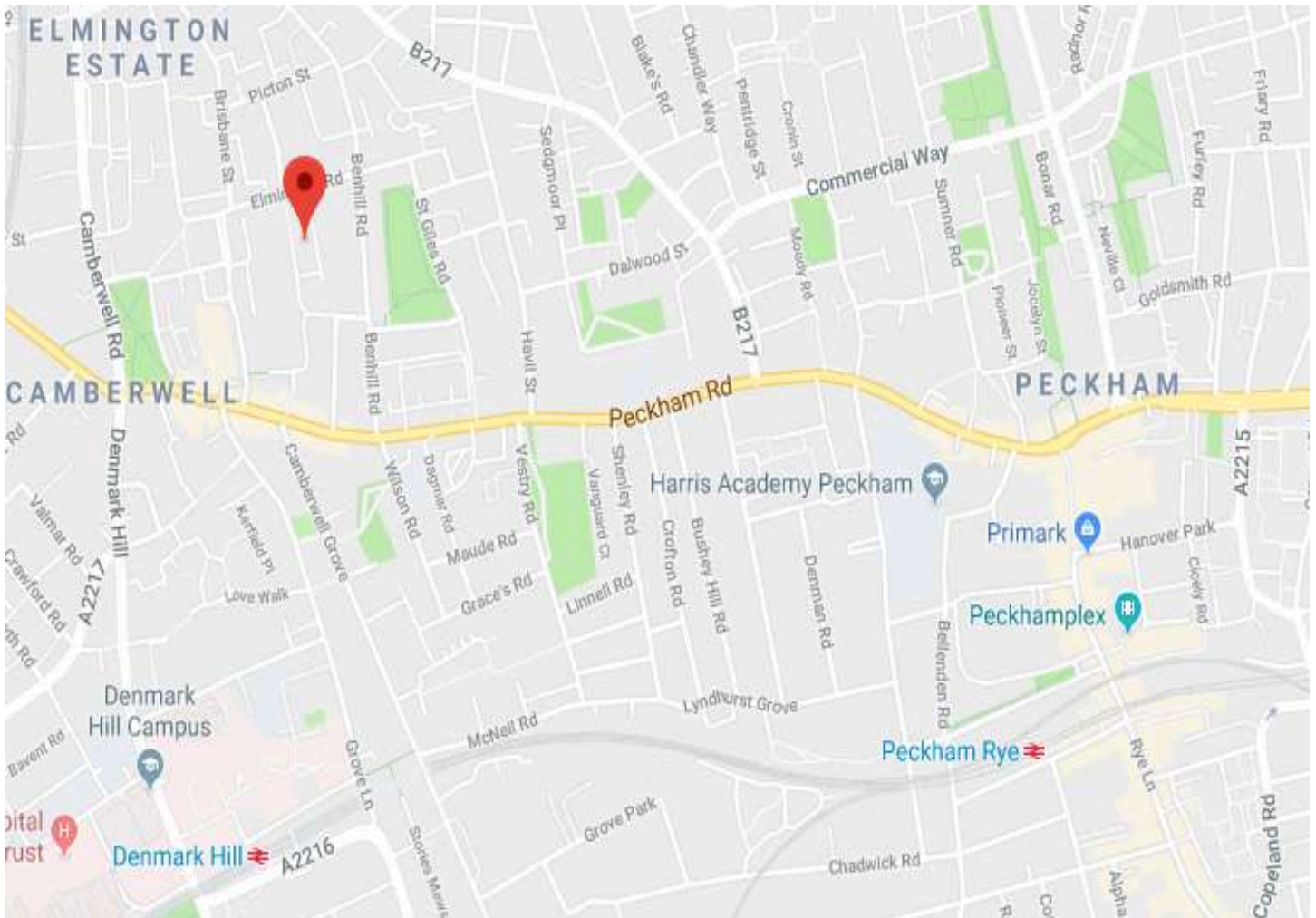


Second Floor

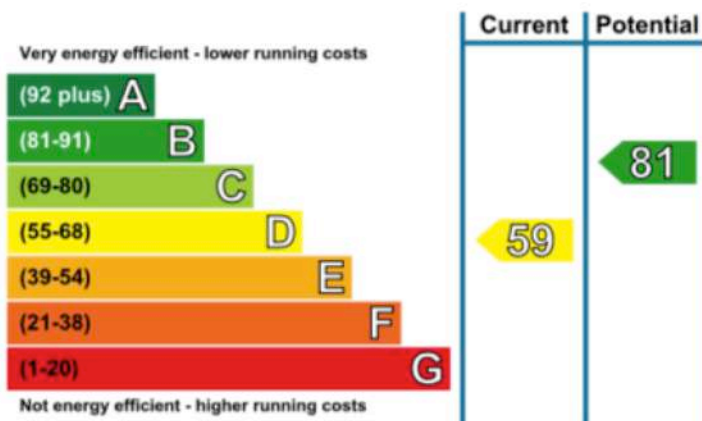


First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID451475)



Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

To arrange a viewing of this property please call us on 020 7737 8047
or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.