NO FLIES

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Appleshaw House, Camberwell, SE5 £325,000 Leasehold

Spacious, one bedroom purpose built apartment with private balcony in an excellent location.

One bedroom	498 sq.ft	Spacious reception	Private balcony

Local Transport

Denmark Hill
Approx. 700 metres away
Destinations: **Blackfriars, Kings Cross, Victoria, Clapham Junction and Canada Water (for connection to Canary Wharf).**

East Dulwich
Approx. 700 metres away
Destinations: **London Bridge.**

185, 176, 40
Approx. 100 metres away
Destinations: **Victoria, Waterloo, Charing Cross Road, Tottenham Court Road & London Bridge.**

This spacious one bedroom apartment is to be found on the second floor of Appleshaw House in the Champion Hill Estate.

The property is in a fantastic location, being roughly equidistant from the centres of each of East Dulwich, Peckham and Camberwell. So, within a ten to fifteen minute walk you can be enjoying the bars, restaurants and independent shops of any of these increasingly fashionable south London neighbourhoods. Each of Dulwich Village, Herne Hill and Brixton are also just a little further afield, being less less than a 25 minute walk away.

Amenities close by include the large Dog Kennel Hill Sainsburys store (a couple of minutes walk) and Kings College hospital. The open spaces of Ruskin Park are also on your doorstep.

Both Denmark Hill (which provide direct services into Victoria (10 mins), Blackfriars (14 mins), City Thameslink (16 mins) and King's Cross/St.Pancras (24 mins) as well as London Overground services providing connections to Jubilee line services to Canary Wharf) and East Dulwich railway stations (providing additional direct services to London Bridge (c.13 mins)) are within a very short walk of the property.

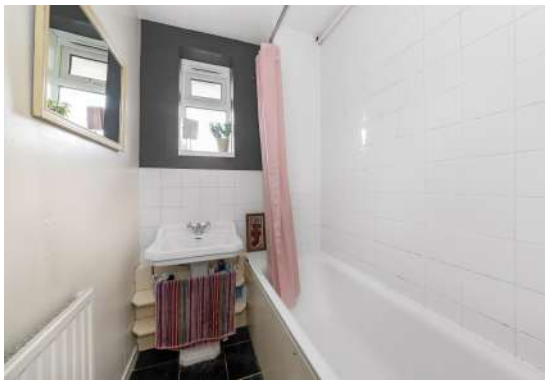
Frequent bus services are also available within a few minutes walk on Dog Kennel Hill to destinations including the City and West End.

You approach the property through the front communal gardens and enter the lift lobby from which you take the lift to the second floor. On exiting the lift, you will find the apartment on the walkway to your left.

Upon entering the apartment you find yourself in the hallway where, to your right, there is the separate cloakroom, which is fitted with a white low-level WC.

Continuing along the hallway, to your left is the bathroom, which is fitted with a white two piece suite comprising bath with over bath shower and hand basin. Immediately in front of you are the bedroom and the reception room.

The bedroom is a spacious double room, which benefits from a large built-in storage cupboard. There are large casement windows looking from the bedroom in a southerly direction.



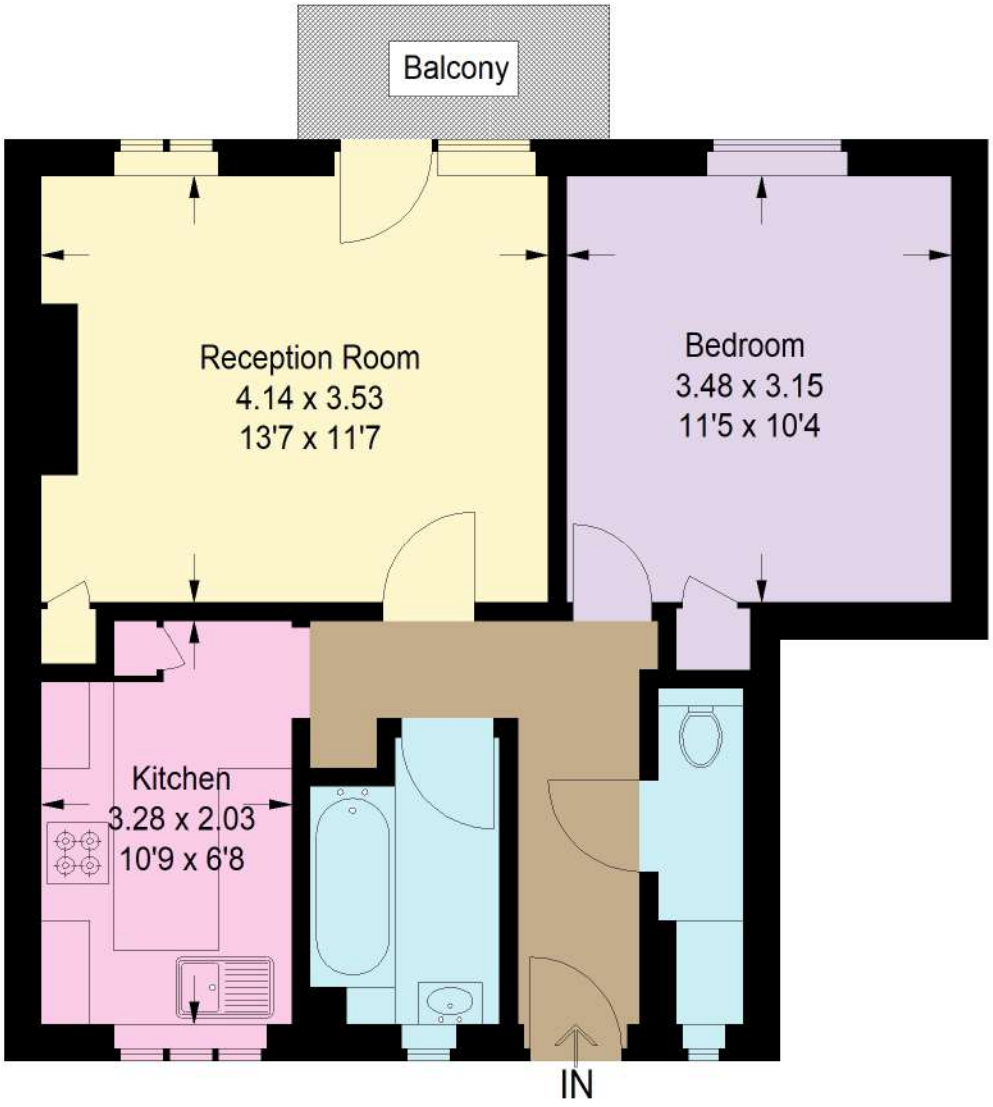
The reception room, which has a pretty period door half glazed with coloured and etched glass, is bright and spacious with both a window and fully glazed door. This pretty room benefits from a period cast iron and tiled fireplace with shelving to one of the chimneybreast recesses. To the left of the chimneybreast is a large storage cupboard. The glazed door from the reception room leads out onto the balcony, which has south facing views onto the wooded grounds of the estate. This provides a perfect spot for an outdoor drink or dinner during warmer months

Adjacent to the reception room is the kitchen. This is fitted with a range of units which are painted at low-level and have a distressed finish at high level. The kitchen provides lots of useful storage and has a built-in oven and hob as well as space for freestanding washing machine and fridge freezer. There is also a large cupboard housing the central heating boiler within the kitchen. From the kitchen a casement window looks out to the front of the property.

This property is double-glazed throughout and comes with free parking for one vehicle within the Champion Hill estate. There is also secure bicycle storage on the Champion Hill Estate to the rear of Appleshaw House. It is in an enviable position and well-priced. Your early viewing is recommended.

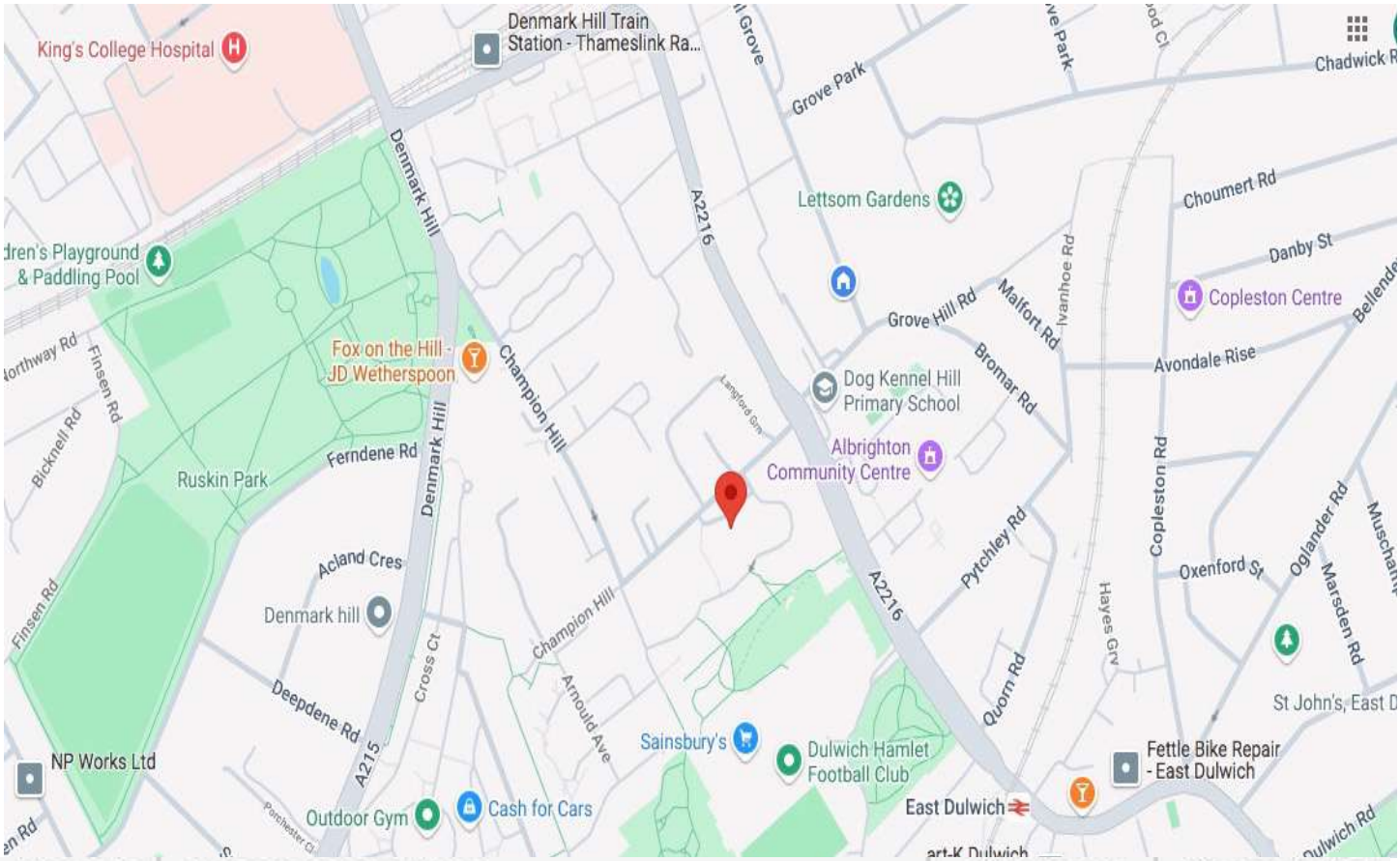
Appleshaw House, SE5

Approximate Gross Internal Area
46.3 sq m / 498 sq ft



Second 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. (ID1161801)



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.