

**Calais Street,
Camberwell
SE5**







Approached through a charming front garden, the wide entrance hall leads to a wonderful double reception room featuring a bay window and two marble fireplaces.

To the rear is an impressive contemporary kitchen entertaining area offering an abundance of natural light with floor to ceiling glass walls and skylights. Large sliding doors open up on to the rear garden to create easy inside out living. The ground floor further benefits from underfloor heating and a guest cloakroom.

The upper floors offer four bright and spacious bedrooms, one with an ensuite and many with beautiful feature fireplaces. The first floor also benefits from a modern family bathroom.

The lower ground floor provides flexible living space with two further well-proportioned rooms with various uses, there is also an en-suite shower room and a utility room.

The enchanting rear garden offers paved and lawned areas with a private entrance accessed via the side of the house.



Having been beautifully refurbished by an award-winning architect, this simply stunning home located in a popular position is not to be missed.





CALAIS STREET

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 3037 SQ FT - 282.15 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2850 SQ FT - 264.77 SQ M

(EXCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 187 SQ FT - 17.38 SQ M



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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We would be delighted to tell you more.

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Location

Set on a residential road, the property is enviably located opposite the green open space of Myatt's fields. There are a number of shops, cafes and restaurants within close proximity and the iconic Oval cricket ground is just 0.8 miles.

Good transport links are available with Oval tube station (0.8 miles) providing direct access to the City and West End. Denmark Hill overground station (0.9 miles) connects at Clapham Junction and Canada Water and a number of bus routes run along Camberwell New Road (0.3 miles).

A variety of prestigious independent schools are nearby and include Dulwich College, Alleyn's School and James Allen Girls' School, amongst others.

Tenure

Freehold

Guide price

The guide price is available on request



Connecting people & property, perfectly.

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Particulars dated November 2020. Photographs and videos dated November 2020.

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