



Vestry Road, SE5  
£625,000

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# In general

- Three Bedrooms
- Split Level
- Roof Terrace
- Excellent Transport Links
- Gentle Modernisation Required
- Long, Healthy Lease
- Chain Free
- EPC Rating: D

# In detail

CHAIN FREE - Beautifully spacious and charming split-level period maisonette with own front door and a show-stopping roof terrace ideally located between Camberwell and Peckham.

Boasting over 1,050 Sq Ft across the first and second floor sitting atop a former family greengrocer- this three-bedroom property could be re-configured to suit your living style and would benefit from some gentle modernisation throughout.

To the first floor; there is a compact fitted kitchen attached to the large, 18-foot separate reception room, the family bathroom and a decent single bedroom / study. Up on the top floor are two large double bedrooms and access onto the private terrace with an almost Dickensian rooftop view over the neighbouring residential streets.

The property would suit a professional couple that need the space to work comfortably at home; or for those looking to buy their first home with scope to welcome a housemate or lodger.

Vestry Road sits conveniently between the transport hubs of Camberwell Green, Denmark Hill station (0.5 miles) and Peckham Rye station (0.8 miles) and is nestled in the grid of stunning period homes between Camberwell Grove and Bellenden Village. There are a host of local shops, parks, green spaces and fooderies nearby as well as strong bus connections into neighbouring East Dulwich.





# Floorplan

Vestry Road, SE5

Approximate Gross Internal Area = 98.8 sq m / 1063 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64   D	78   C
39-54	E		
21-38	F		
1-20	G		

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