

INIGO



Camberwell Green

LONDON SE5

£350,000 LEASEHOLD

Built in the early 20th century, this bright one-bedroom apartment occupies one of the spaciouly grounded blocks of the Peabody Estate, set back from leafy Camberwell Green. Distinctive original tiling and bespoke joinery accent the quiet palette throughout. Camberwell is home to an exceptional cluster of restaurants and pubs and sits at the heart of numerous regular bus routes, with Denmark Hill station only a short distance away.

Setting the Scene

The Peabody Trust originated from the gifted funds of philanthropist George Peabody, donated to the benefit of the people of London. Peabody's estates were built as model dwellings to provide a higher quality of housing, with cleaner more spacious conditions. Taking influence from the Italianate style, red stock brick was often crowned with the distinctive cream branding of Peabody.

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The first housing estate was opened in Spitalfields in 1864 and they became an established feature of the urban landscape in London. The design for Camberwell Green won an architectural competition in 1909 and the successful architect, Victor Wilkins, worked on the project which was completed and opened to its first residents in 1911.

The Grand Tour

Communal stairs ascend to the first floor – where this apartment lies – and beyond, with original cream and marmalade coloured tiles wrapping the staircase.

Once inside, the living spaces branch to the east and west. Neat windows sit above internal doors, diffusing light across the apartment from the restored sash windows.

On the easterly aspect, original floorboards have been uncovered and kept in their original condition, wearing the patina of former custodians. The living room is soaked in morning light through six-over-six double-glazed sash windows, and a new column radiator sits underneath – a playful nod to the history of the building. Bespoke Tilly board shelving draws the eye and adds a richness to the bright palette of the room.

Warm grey lino flooring leads to the kitchen, where original tiles have been recovered by the current owners. Further Tilly board joinery has been used to frame or enclose all of the kitchen necessities, and subtly placed mirrors enhance the volume of the room.

Generously proportioned, the bedroom is bathed in light by two sash windows. The serene space has adopted muted tones, with generous storage built in along the entire span of the space.

A bathroom with a newly enamelled bath and WC sits at the centre of the plan.

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Out and About

The Peabody Estate is nestled behind Camberwell Green, moments from Camberwell Church Street and its exciting culinary scene. Bellenden Road, Peckham's pretty village with its excellent selection of restaurants, cafés and good pubs, is also nearby. The Camberwell Arms is of particular note, as well as local favourite Theo's Pizzeria on Grove Lane. Silk Road, TOAD bakery, and Nandine are all worthy of note, and newly opened Cafe Mondo was hotly awaited and was recently described as 'probably the best sandwich shop in Britain'.

Camberwell is also well-serviced by a number of excellent pubs, including The Peckham Pelican, The Sun with its large, south-facing beer garden, The Joiner's Arms, which runs a much-loved local open mic night, and The Prince of Wales on the beautifully preserved Georgian Cleaver Square. Verasion Wines and The Stormbird offer an alternative focus on natural wines and craft beers respectively.

The green spaces of Ruskin Park, Burgess Parks and Peckham Rye are all within easy walking distance, while local leisure facilities include the nearby Butterfly Tennis Club and Camberwell Green's swimming pool. Local cultural distractions are plentiful and include the South London Gallery and Dulwich Picture Gallery.

There are several excellent state and private schools in the area, including Dulwich College, James Allen's Girls' School, Alleyn's School, The Villa Pre-Prep and Nursery, Dog Kennel Hill Primary School and Lyndhurst Primary School.

Denmark Hill station is a short walk away, running direct rail services to Victoria, Blackfriars and St Pancras International, and Overground services to Clapham Junction or Dalston Junction via Canada Water (Jubilee line). Camberwell is also uncommonly well served by at least 10 bus routes.

Tenure: Leasehold / Lease Length: Approx. 105 years remaining / Service Charge: Approx £1,500 p/a / Ground Rent: £400 / Council Tax Band: B

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.