

INIGO



Southampton Way

LONDON SE5

SOLD

Set back from the road by a deep front garden, the approach to this Grade II-listed, two-bedroom house is decidedly picturesque. Its location provides easy access to the joys of Camberwell, Peckham, and the brilliant Burgess Park, while the home itself is a calm retreat in easy reach of central London. Interiors are a curated collection of tonal, tactile finishes interspersed between retained period features. The south-facing rear garden is a pretty yet fuss-free spot that houses a well-appointed garden studio.

Setting the Scene

Built in the early 19th century, the house is one of a group of stucco-fronted houses finished in a delightful apricot colour. Together, they were awarded a Grade II listing as they represent a well-preserved remnant of the area's past. A Gothic-style window sits in contrast to the sash window on the first floor and mirrors that of its neighbour, adding a particularly original charm.

The Grand Tour

Entered via a pink-painted gate overhung by a leafy canopy, the house's approach has an unexpectedly rural feel.

INIGO

Southampton Way

LONDON SE5

SOLD



Inside, refined, neutral finishes abound. Entry is to the living room, where polished 19th-century oak boards begin and flow throughout the rest of the house. The room is lit by a whimsical apex window with original shutters to each side. The room is orientated towards a Corinthian mantle that adds a classical, stately feel.

The kitchen to the rear of the plan has been sensitively renovated, with quartz Caesarstone in cloudburst concrete worktops and cabinetry finished with the warm grain of oak-laminated plywood. Integrated appliances sit alongside plenty of storage. From here is the dining space, where a table has been arranged beneath a pendant light. French doors draw light into the room and views out into the garden.



Upstairs, the larger of the two double bedrooms has a wide sash window level with the tree canopy outside. Finished with 'Sweet Vanilla KC14' by Detale CPH, tactile walls cocoon the space in a soft light. The second bedroom is painted in a warm mustard and has lots of storage. Lit by a skylight, the family bathroom is lined with cheerful yellow tiles, with a shower over the inset bath and a heated towel rail.

There is a small studio in the garden fitted with Ethernet, perfect for use as a calm workspace.

The Great Outdoors

The front garden sets the house back from the street behind the bough of a plum tree. Japonica and laurel border the pathway to the sweet front door.

The garden stretches out towards a shed at the rear where half is laid to decking, ideal for entertaining or positioning sun loungers. The rear doors of the house are framed by a mature wisteria and a silver birch tree stands at the back of the garden, where a rose bush climbs the wall.

Out and About

Positioned for the best of Camberwell, the house is fantastically well-placed. Burgess Park can be reached in less than 5 minutes on foot and has tennis courts, a café, football and rugby pitches, a lake and even a BMX track,

Southampton Way

LONDON SE5

SOLD



Camberwell is becoming increasingly known for its culinary scene. Silk Road, Theo's Pizzeria, Forza, Nandine and The Camberwell Arms are all local favourites. Close at hand, and perfect for a Saturday morning bun run, is the inimitable TOAD bakery, and Gladwell's is the spot for picking up deli goods for a picnic.

The area is also well-served by a number of excellent pubs and arms, 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 wonderful South London Gallery is a few minutes walk south and hosts a roster of free exhibitions year-round.

There are several excellent state and public 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 runs direct rail services to Victoria, Blackfriars and St Pancras International, and Overground services to Clapham Junction or Dalston Junction via Canada Water (Jubilee Line). Peckham Rye station provides alternative access to the Overground and train routes. Oval Station is accessible via a short bus route and runs a Northern line service. Camberwell is also uncommonly well served by at least 10 bus routes, of which the 136, for Elephant and Castle, and the 343, for Aldgate, run along Southampton Way.

Council Tax Band: D

INIGO



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.