

# INIGO



## *Wilson Road*

LONDON SE5

SOLD

This enchanting two-bedroom apartment occupies the raised ground floor of a handsome end-of-terrace Victorian townhouse on Wilson Road in Camberwell. A sensitive reimagining by the current owners has ensured that the apartment's elegant period features, including refurbished sash windows and their surrounding panelling, are brought to the fore. The quietude of the leafy road belies its proximity to the eclectic wonders of Camberwell Church Street, with its celebrated eateries, boutiques and evening haunts.

### *Setting the Scene*

Camberwell was once was a larger parish encompassing the villages of Dulwich, Nunhead and Peckham. Referenced in the Domesday Book of 1086 as 'Camberwelle', the area was, for centuries, rural and bucolic. Visitors from the overcrowded and smog-filled cities made the journey to the area for its clean air and for the 'healing' waters of the Camberwell springs.

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The elegant Victorian architecture that has come to define the area – particularly along its main artery, Camberwell Church Street – can be attributed to this 19th century health tourism. As the wealthy bought up space for their retreats from the inner city, the neighbourhood's municipal and ecclesiastical structures begin to multiply. The building that this apartment lies within was constructed around this time – a fact that its archetypal stock brick and stucco frontage testifies to.

### *The Grand Tour*

The apartment is entered via a small number of steps ascending to the raised ground floor. A smart black-painted communal door beneath a glazed fanlight opens to a shared corridor, with this apartment's private front door beyond.

On entry, a sense of calm pervades, fostered in part by the elegant scheme adopted throughout. Sanded timber floorboards stained a rich, warming walnut run underfoot, while the walls are washed in Slipper Satin by Farrow and Ball, a gentle, buttery white that amplifies the abundant natural light.

The open-plan reception and kitchen is at the front of the plan, with a neat bay window at the fore. A triptych of glazing means light dances in from various angles throughout the day, creating a soothing ambience.

Simple cream kitchen units run at waist-height along the right-hand wall. A solid oak countertop, carefully stained to match the deep tone of the flooring, rests atop. Additional storage is provided by wall-mounted cupboards above, and from open shelving by the sink. There is an integrated dishwasher, fridge-freezer and a Smeg oven and gas hob. With space for a six-person dining table opposite, the room is perfect for year-round hosting.

Both bedrooms are arranged at the rear of the plan and have peaceful green outlooks. The larger bedroom is currently utilised as a snug and home office, while the second has handmade built-in wardrobes with plenty of storage space. Attractive cast-iron radiators have been fitted here and throughout.



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The bathroom is a good size and has a luxurious walk-in shower and underfloor heating. Heritage chrome fixtures and fittings nod to the historic bones of the apartment and the marble tiles that clad the floor and shower walls are sensitive to apartment's Victorian character.

### *Out and About*

The local area abounds with exciting culinary and social offerings. Favourites include Forza, Nandine and Theo's Pizzeria on Grove Lane. Sunday lunch connoisseurs travel across London to delight in the sabbath feast laid on by the chefs at the Camberwell Arms on Camberwell Church Street. Lumberjack is a three-minute walk round the corner – ideally placed for a weekend's early morning coffee run.

A plethora of other coveted pubs and ale houses are within striking distance: 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 close by, 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.

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: Share of Freehold

Lease Length: Approx. 999 years remaining

Service Charge: N/A

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.