

## Abercorn Villas, County Grove, London, SE5

£1,250,000 Freehold

A fantastic opportunity to acquire a charming five-bedroom family house located on County Grove, moments from Myatt's Field Park. The house boasts more than 2000 SQ/FT across three floors of living space with a paved garden and separate large roof terrace. The self-contained annexe offers endless opportunities, whether that be as an investment, or separate nanny flat. EPC rating D

## LOCATION

The house is located on Country Grove which is just off Camberwell New Road, only a short walk from Camberwell Green and Myatt's Field Park. The flat is very well located for the trendy gastro pubs, bars and many eateries of Camberwell, Peckham and Brixton. A moderate walk to Oval, and it is well served by bus connections to Oval, Vauxhall, Peckham and Dulwich.

## DESCRIPTION

Enter the house on the ground floor and immediately to your right, you are greeted with a stunning reception room with beautiful high ceilings, parquet flooring, and large arch window at the front. This is a brilliant family entertaining space providing plenty of storage and bookshelves as well as space for furniture. Under the stairs there is storage and space for a washing machine.

Behind the reception sits the kitchen and dining area which provides direct access, via multiple bi-folding doors, to the rear garden. The dining area is generous in size and allows for a large dining table. A w/c is also found off the dining area. The modern kitchen, adjoined to the dining area, provides plenty of worktop surfaces as well as ample storage. It comes with a large cooker, fridge/freezer, dishwasher and wine fridge.

The first floor features a beautiful, modern, tiled family bathroom to the rear with large free-standing bath, double sinks, built in storage, large mirror, w/c and underfloor heating. Behind sits two sizeable bedrooms. The front facing bedroom has beautiful wooden floorboards throughout, Juliette window, with an adjoining walk-in wardrobe providing an abundance of storage. The second bedroom provides built in storage and pleasant views over the rear garden and roof terrace.

On the second floor, two further double bedrooms feature, both equal in size and offering more than enough built in storage. Both have space for a double bed with additional space for free-standing furniture. The modern bathroom is equipped with large walk-in shower, heated towel rail, sink with vanity and W.C.

There is a large loft at the house, which is a fantastic storage space but could also be converted (STPP).

The self-contained annexe next door offers its own entrance from the front and is set over two floors with an open-plan kitchen reception downstairs, and double bedroom and bathroom upstairs. Access to the decked roof terrace is also available upstairs on the landing.

The rear paved garden is well-sized and easy to maintain with the inclusion of garden beds that circle the perimeter. An outside shed is available, perfect for storage of outside furniture and equipment. Off street parking for one car is available on the front drive.

## PARKING

Off-street allocated parking

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Fibre to the Cabinet Broadband

## LOCAL AUTHORITY

Southwark Council

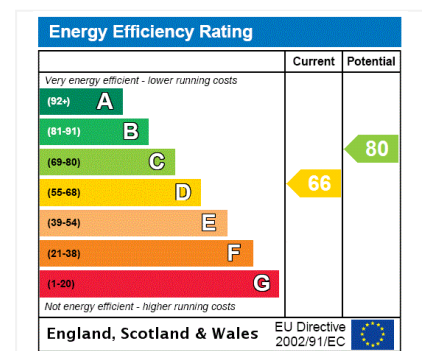
Council Tax Band F

## TENURE

Freehold

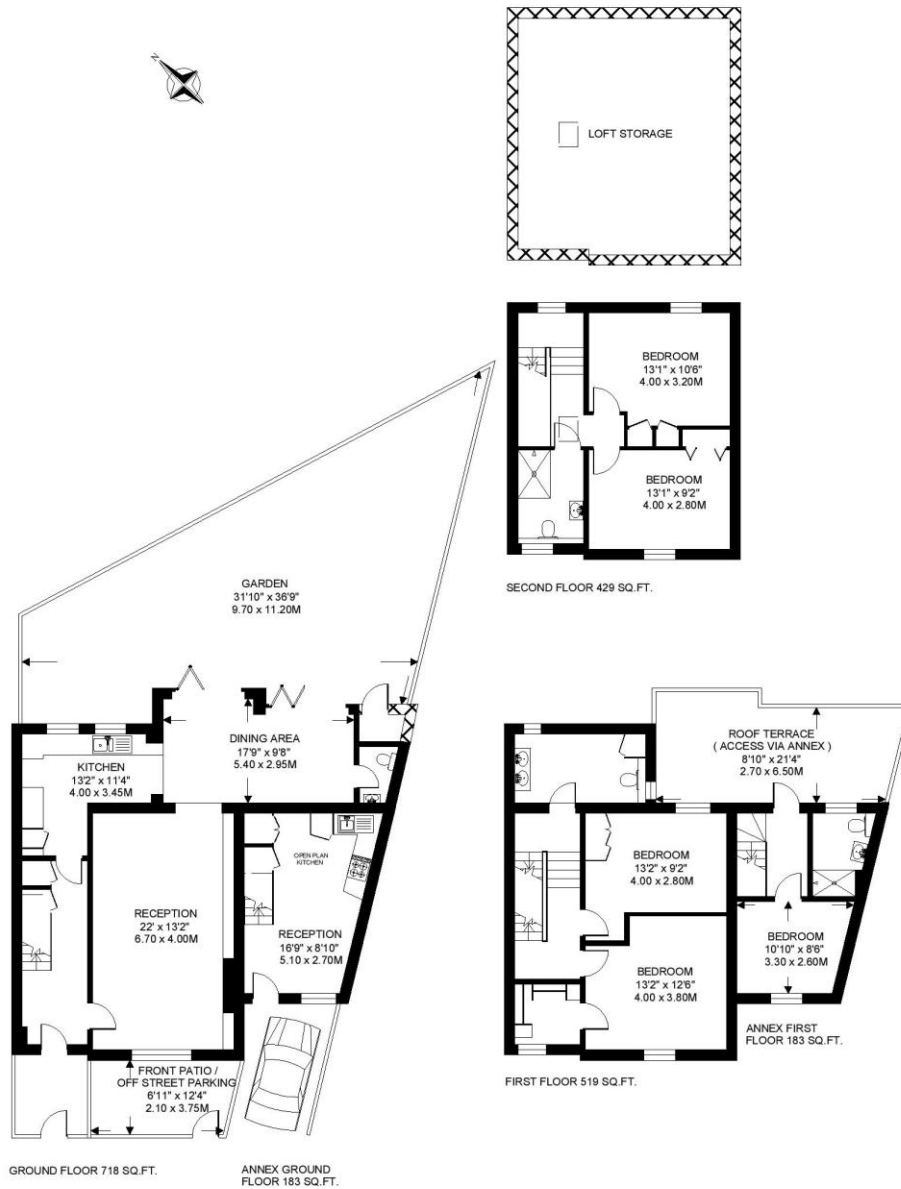
## DIRECTIONS

The adjoining Camberwell New Road is well served by a frequent bus service into Central London. There are multiple bus routes from Hayes Court to Victoria, Paddington and Battersea. Oval Underground Station (Northern Line) is approximately 0.6 miles away.





**ABERCORN VILLA'S. SE5**  
**4 BEDROOM HOUSE**  
**Plus 2 Bedroom Annexe**  
 Approximate gross floor area  
**TOTAL 2032 SQ.FT. / 188.7 SQ.M.**  
 Plus loft and garden storage 439 sq.ft. / 40.8 sq.m.  
**TOTAL AREA SHOWN ON PLAN**  
**2471 SQ.FT. / 229.5 SQ.M.**



*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*  
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 Floorplan produced for Winkworth by Floorplanners 07801 228850

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