

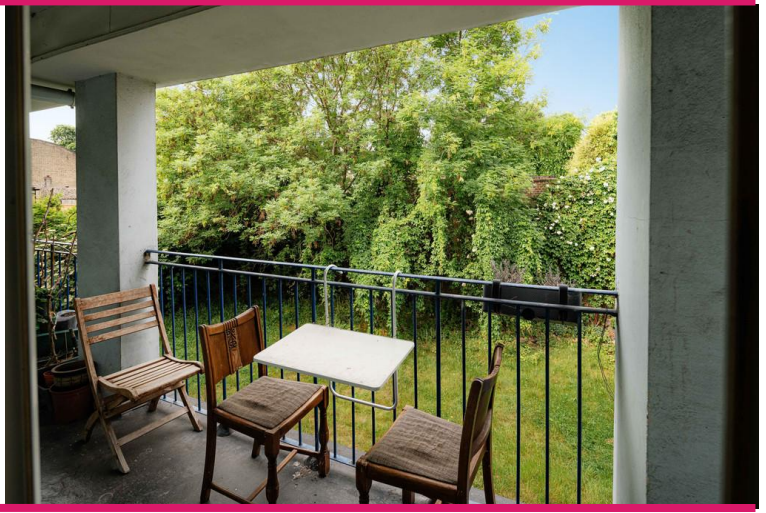


Shenley Road | London | SE5

Leasehold

£540,000

- Three double bedrooms
- Split level
- Balcony
- Lots of natural light
- Communal gardens
- Chain free
- Local amenities
- Excellent bus routes
- Local parks and green spaces
- Peckham

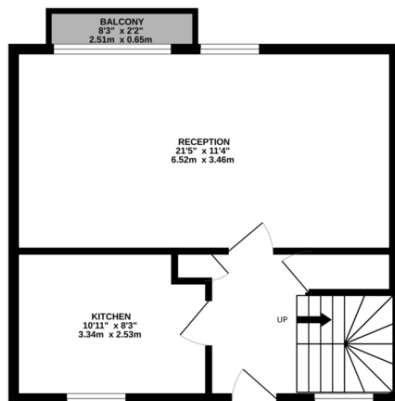


Stylish three-bedroom first and second floor maisonette with private balcony and shared garden, moments from Camberwell's best independent food spots. Set over two bright and well-proportioned levels, this spacious three-bedroom maisonette offers a rare combination of generous square footage, abundant natural light, and a prime location in one of Camberwell's most sought-after residential streets. The home is part of a small, purpose-built block with just five flats and is quietly tucked away on leafy Shenley Road, just minutes from both Denmark Hill Station and Peckham Rye. On the lower level, you'll find an ample living room opening onto a small private balcony. The kitchen is smartly laid out and well-sized, with excellent storage. Upstairs are three double bedrooms, a family bathroom, and a separate WC,

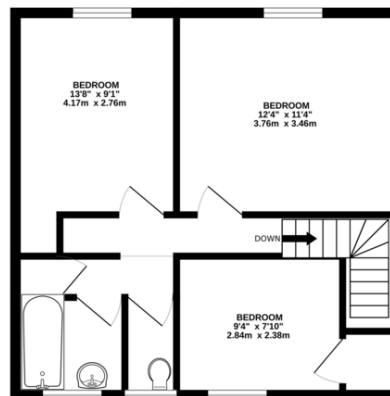


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	67 D
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Arrangements

Strictly by appointment

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