



123

FLAXMAN ROAD

SE5

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A striking new move for SE5

123 Flaxman Road is a superior collection of one and two bedroom apartments, plus a stunning three bedroom penthouse which benefits from two private terraces and enjoys views of the city skyline.

Modern in design and a true reflection of urban living, these spacious apartments have been finished to an exacting standard throughout.

All apartments benefit from large private balconies, a lift servicing all floors, the use of a communal roof garden and a 10 Year CRL Build Warranty.



Luxuriously finished throughout

The kitchens have been carefully chosen to blend into the open-plan living arrangement. Featuring high quality German engineered handleless units, furnished with quality branded appliances by Smeg, complemented with mirrored splashbacks and finished off with contrasting stone worktops.

Wide plank engineered oak flooring runs seamlessly throughout (tiled in the bathrooms) with the benefit of zone controlled underfloor heating. Bathrooms are fully tiled with contemporary designed sanitaryware by Duravit.





The finishing touches

Kitchens

- Neutral matt finish handleless base units with contrasting wood effect high level cabinets
- Composite stone worktops
- Mirrored splashbacks
- Brushed chrome power points
- Smeg integrated appliances:
 - Electric oven
 - Microwave
 - Dishwasher
 - Washer/dryer
 - Fridge/freezer

General

- Wide plank engineered oak flooring
- Underfloor heating throughout
- Individually zoned thermostats
- Brushed chrome light switches and sockets with USB facility
- Reading lights to all bedrooms
- Private terrace to all apartments
- Video entry system
- Lift service
- Communal roof garden
- 10 Year CRL Build Warranty

Bathrooms

- Fully tiled walls and floors
- Sanitaryware by Duravit
- Vanity unit
- Thermostatic controlled shower
- Glass shower screen
- Chrome towel rail



A cosmopolitan place to live

Camberwell is enjoying a regeneration and is fast becoming a fashionable area to live. The growing, trendy artistic crowd centred around Camberwell College of Arts and nearby South London Gallery has developed a great sense of community spirit. Local shops such as Johnny's Cafe and The Phoenix pub are warm and welcoming, and attract frequent customers including doctors and medics from the nearby King's College Hospital.

You can step out to the variety of restaurants, fast food places and bars, including the popular pub, The Sun of Camberwell, a favourite amongst the locals. Major investments from local businesses are transforming the growing local parades, catering for most needs.

The local fitness centre on Camberwell Green is home to the original Victorian baths dating back to the late 1800s which has recently been refurbished. Flaxman Sports Centre is only a stone's throw away and offers a gym and badminton courts, as well as facilities for 5-a-side football.

Myatt's Fields Park is within easy reach and is a unique example of a surviving small-scale Victorian urban park, ideal for casual strolls or spending time with the family. Alternatively, Ruskin Park offers wide open green spaces – ideal for focused runners and fitness fanatics.

Camberwell Green itself has had a £1 million investment, which included improving the play area and the creation of a market square. The hidden gems that you will stumble across on your walks include the local Mediterranean shops that provide a variety of fresh fruit & vegetables, as well as on-site bakeries with freshly baked breads and pastries. There are a number of locally renowned places to eat, from the casual dining at Theo's Pizzeria, to the superb Sunday roasts at The Crooked Well.





Dining out

The Crooked Well

The Crooked Well is a neighbourhood favourite, serving up modern European home-cooking. Whether you are after a light bite, or a full slap-up meal, there is something to fit the bill.

16 Grove Lane, SE5

Theo's Pizzeria

Opened in October 2015, Theo's strive to make the best pizzas from the best ingredients, offering Neapolitan-style, sourdough pizzas from wood-fired ovens. Perfect for a casual catch up with friends!

2 Grove Lane, SE5

Camberwell Arms

Friendly, local pub with traditional chandeliers and patterned wallpaper, staging a regular series of classes and comedy nights. Offering a rustic and seasonal menu for adventurous palates.

65 Camberwell Church Street, SE5

Love Walk Cafe

Whether it's a Sunday morning breakfast or a Friday night dinner, this cosy Italian-run restaurant and coffee shop has it all. With indoor seating for those winter months, and al fresco dining for the summer.

81 Denmark Hill, SE5

The Pigeon Hole Cafe

Quaint little cafe that also sells second hand furniture, homemade jams and chutneys. Food and drink in The Pigeon Hole Cafe is served from the morning, right through into the evenings, and is simple, homemade and delicious.

2 Datchelor Place, SE5

Zeret Kitchen

A family run restaurant since 2004, with a strong commitment for authenticity, freshness and quality. Serving traditional Ethiopian food that caters equally for meat eaters and vegans.

216-218 Camberwell Road, SE5



Time for a drink

The Phoenix

Alive with friendly banter and quaint charm, The Phoenix is a high-ceilinged station pub with traditional features. Interestingly, this quirky venue also rose from the flames of the great Denmark Hill Station fire.

Windsor Walk, Denmark Hill, SE5

The Bear

Trendy, casual, easygoing pub offering a variety of craft beers and pub grub in a cosy setting. Popular amongst both the thirty-something drinkers on a Friday night, and the locals out for a relaxed night.

296A Camberwell New Road, SE5

Hermits Cave

An Irish pub that is a popular haunt amongst Camberwell's more cultured art students. Featuring an unusual decor which is largely made up of pre-war drinks advertising and contemporary photography.

28 Camberwell Church Street, SE5

The Sun of Camberwell

A charming, popular local pub at the heart of the Camberwell community. Benefiting from a bright open bar and seating area, spacious restaurant and two beer gardens at the front and rear.

61-63 Coldharbour Lane, SE5

Stormbird Camberwell

No-nonsense beer-lovers pub specialising in global craft ales, serving tasters of 1/3 pint. Stormbird is a rare gem, offering an unrivalled range of beers and ales in a relaxed environment.

25 Camberwell Church Street, SE5

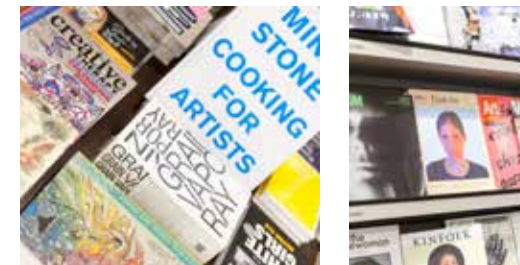
Grand Union

A buried beauty set in the midst of the gorgeous Georgian terraces and tree-lined streets of Camberwell Grove. Impressive surroundings perfect for lunchtime or after work drinks.

26 Camberwell Grove, SE5



Down to a fine art



University of the Arts

Camberwell College of Arts (UAL) specialises in fine art, design and conservation courses. Many Camberwell graduates run and work at local art galleries and design studios in the area.

45-65 Peckham Road, SE5

South London Gallery

The South London Gallery is an internationally acclaimed, public-funded, contemporary art gallery in Camberwell which specialises in exhibitions, film and performance events.

65-67 Peckham Road, SE5

Vanguard Court

Vanguard Court is home to a thriving community of artists, artisans and creative small businesses. Vanguard's bright and airy studios are located on either side of a quiet, cobbled cul-de-sac.

Rear of 36-38 Peckham Road, SE5

GX Gallery

GX Gallery is a leading contemporary art gallery which represents emerging and established artists. The gallery offers a wide range of services including advice on building your art collection.

43 Denmark Hill, SE5

Artichoke Print Workshop

Artichoke is one of the UK's leading professional fine art printmaking workshops - with both national and international recognition. Specialists in making, selling and exhibiting etchings and relief prints.

245 Coldharbour Lane, SW9

Coldharbour London

One of South East London's best spaces for contemporary art, producing and hosting a diverse programme of exhibitions for both emerging and more established contemporary artists.

26-34 Sowell Road, SE5

Location map



123 Flaxman Road, Camberwell, SE5 9EA

Getting around

An array of local transport is on your doorstep in this Zone 2 location. Mainline rail stations Loughborough Junction and Denmark Hill are both within walking distance and provide northbound services to Blackfriars, Elephant & Castle, London Bridge and London Victoria. Whilst southbound services provide trains towards Croydon, Sutton and Wimbledon. Brixton tube station is approximately a 14 minute walk away which connects you to the Victoria Line.

Local buses are in abundance, taking you towards The City, The West End and Paddington or Lewisham, Croydon and Denmark Hill.

 **Loughborough Junction**
6 minute walk



 **Denmark Hill**
14 minute walk



 **Brixton**
14 minute walk



 **Lilford Road**
3 minute walk

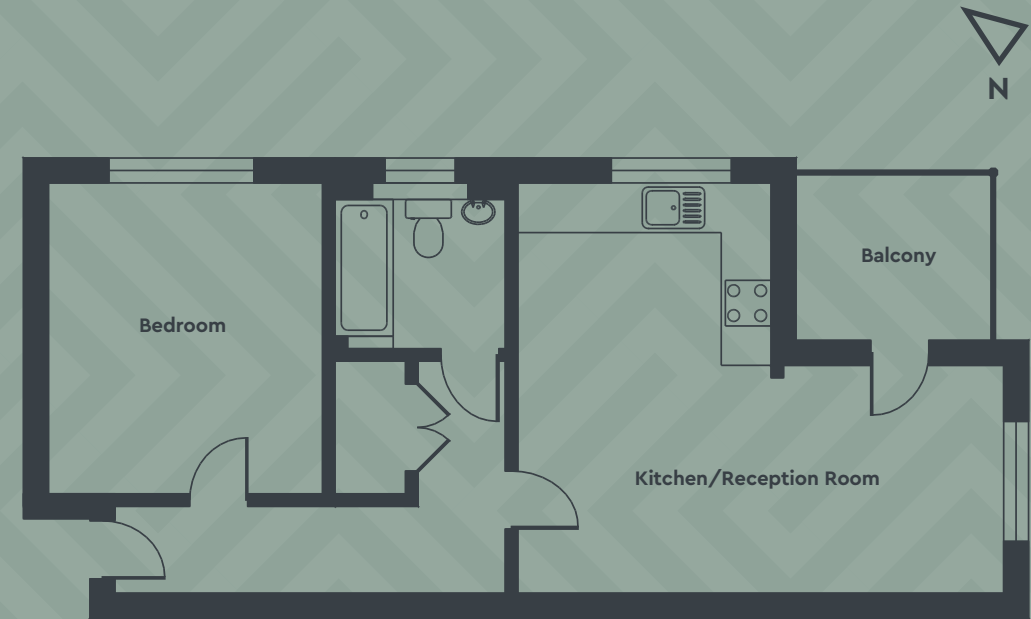


Site plan



These particulars are provided as a guide to what is being offered and are subject to contract and availability. Whilst showing the general specification and design of the property we reserve the right and liberty at our discretion to amend or vary. All measurements are approximate and taken at the maximum points and should not be relied upon. Layouts, sizes and specification are not final and may change. We advise that any prospective purchasers employ their own independent experts to verify the statements herein. Map for reference purposes only. Not to scale. All information and images provided are the property of Acorn and may not be used or replicated in part or full without prior permission from Acorn.

Floor plans

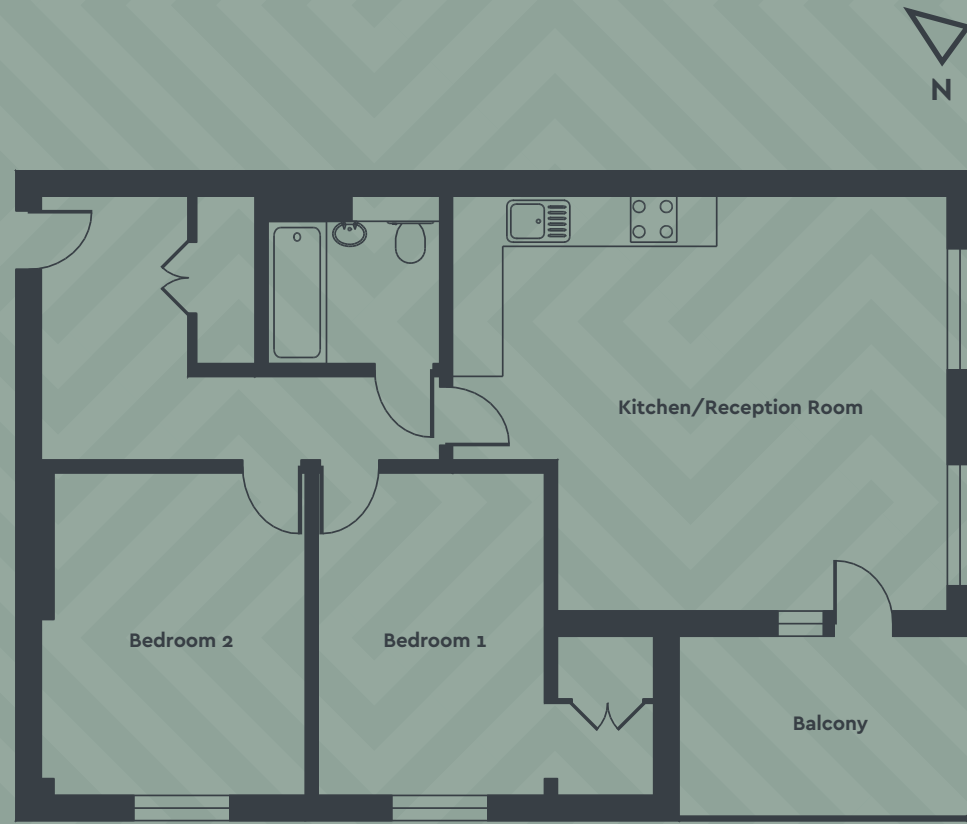


1st, 2nd & 3rd floors

1 Bedroom Apartments 2, 4 & 6

Kitchen/Reception Room	19'6 x 16'5	5.9m x 5m
Bedroom	12'6 x 10'11	3.8m x 3.3m
Total	548 sq ft	51 sq m

Floor plans



1st, 2nd & 3rd floors

2 Bedroom Apartments 1, 3 & 5

Kitchen/Reception Room	19'6 x 16'6	5.9m x 5m
Bedroom 1	13'4 x 12'10	4.1m x 3.9m
Bedroom 2	12'9 x 10'7	3.9m x 3.2m
Total	781 sq ft	72.6 sq m

Floor plans



4th floor

3 Bedroom Penthouse Apartment 7

Kitchen/Reception Room	26'8 x 14'2	8.1m x 4.3m
Bedroom 1	16'2 x 9'1	4.9m x 2.8m
Bedroom 2	11'8 x 11'5	3.6m x 3.5m
Bedroom 3	10'8 x 10'6	3.3m x 3.2m
Total	1,249 sq ft	116 sq m



Get in touch

For more information contact:
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