



# Templar Street, Myatts Field, London, SE5

£1,725,000 Freehold

An impressive five-bedroom Edwardian family house, set over three floors of living space, in the heart of the Minet conservation area. This beautiful house has a spectacular spacious garden and plenty of natural light spanning over 2500 SQ/FT. EPC rating C



LOCATION

The house is found in the Minet conservation area just off Myatts Field Park which has regular events, tennis courts and cafés. Nearby Camberwell offers a full range of shops, weekend markets and opportunities for both café, restaurant and pub dining. Oval and Brixton stations provide underground connections whilst Loughborough Junction offers access to Thameslink services to the city.

DESCRIPTION

Enter the house on the ground floor and immediately you are presented with a sizeable reception found at the front of the house that feels wonderfully bright and airy thanks to the fantastic ceiling height. There are beautiful wooden floorboards, cornicing and ceiling roses, working cast iron fireplace, and large windows.

Behind sits an exceptional, modern family kitchen with dining area. Beautiful cabinetry and corian work surfaces feature with modern appliances in place. The kitchen offers direct access to the rear paved patio area with views over the rear garden. The dining area adjoined provides plenty of space to accommodate a large family dining table with a further snug or music room at the rear.

In front of the dining area, there is a secondary front access point to the house that currently provides useful storage. The cellar beneath spans the full width of the house providing additional storage.

Upstairs on the first floor, you will find the master bedroom at the front with copious amounts of built in storage and two beautiful large windows fitted with plantation shutters overlooking the quiet street below. Attached to the bedroom, you will find a modern tiled walk-in shower room with W.C. and sink. Behind sits two further double bedrooms, offering pleasant views over the rear gardens, all of which feature beautiful exposed wooden floorboards. An additional guest W.C. is also found on the approach to the first floor.

On the second floor, there are two further large bedrooms, a family bathroom, and a utility room. Both bedrooms are wonderfully bright and offer plenty of space, period fireplaces, and built in storage. The rear bedroom also has access to the eaves providing further storage. The modern family bathroom has been beautifully designed with a large walk in rainfall shower, separate bath, sink, storage, heated towel rail and W.C. The utility room provides more than enough space for a washing machine and dryer with sink and extra storage space.

Access to the rear garden is granted via the kitchen door and the snug/music room via bi-folding doors. Nearest the house is the expansive paved patio providing more than enough space for al fresco dining during the summer months. Beyond is the lawn area with mature garden beds running down both sides of the garden. The garden provides excellent entertainment during the warmer months of the year.

PARKING

On street Residents’ Permit parking

UTILITIES

- Electricity – mains connected
- Gas – mains connected
- Water – mains connected
- Heating – gas central heating
- Sewerage – mains connected
- Broadband – Ultrafast

LOCAL AUTHORITY

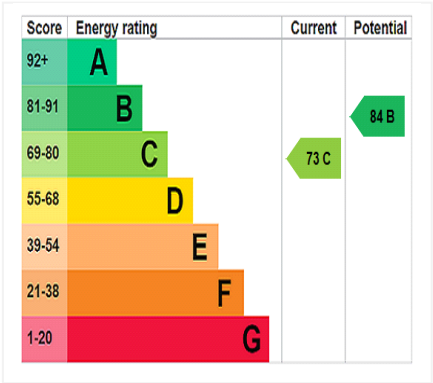
Lambeth  
Council Tax Band F

TENURE

Freehold

DIRECTIONS

Loughborough Junction mainline station (Blackfriars & City Thameslink) is an eight-minute walk away. Brixton Underground Station (Victoria Line) is approximately one mile away whilst Oval Underground Station (Northern Line) is also approximately one mile away.







# TEMPLAR STREET SE5 5 BEDROOM HOUSE

Approximate gross floor area  
2507 SQ.FT / 232.9 SQ.M.  
Plus eaves and loft storage 106 sq.ft. / 9.7 sq.m.



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Floorplan produced for Winkworth by Floorplanners 07801 228850

*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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