

# DOMUS NOVA



Addington Square SE5  
£1,700,000



Set on a sought-after garden square, a four-bedroom Georgian townhouse that commands attention and overlooks leafy Burgess Park.

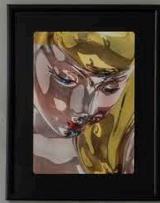
Named after the 19th century prime minister Henry Addington, historic Addington Square is a peaceful spot that flows into the green expanse of Burgess Park. Designated as a conservation area, its well-preserved townhouses are poised and elegant.

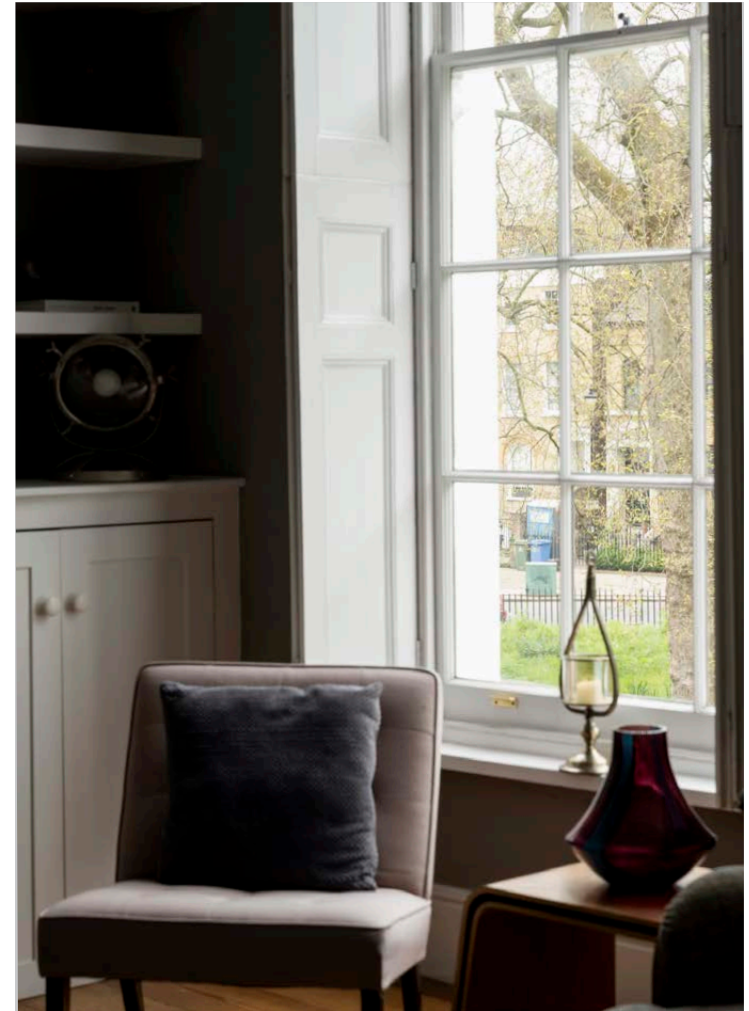
Among them, this imposing, Grade II listed family home is arranged over four floors. Bookended by verdant views – a well maintained garden square to the front, and the park’s tennis club to the rear – there’s a calming atmosphere throughout.

A convivial kitchen and dining room occupies the entire ground floor. A blank canvas for everyday life, with the potential to be reconfigured, traces of the building’s heritage remain in the handsome marble fireplace, high ceilings and original shuttered sash windows. A peninsular kitchen delineates the space between generous areas for eating and cooking, lending a more contemporary functionality.

Directly above, a grand reception room is a standout setting. Grey-toned walls add impact, alongside a pair of sash windows that stretch almost floor to ceiling. A fireplace provides the focal point; close the shutters to create a cosy, enveloping atmosphere. Also on this floor, a traditional family bathroom enjoys an outlook over the park, with greyscale tiles and a cast iron sink stand lending a heritage charm.









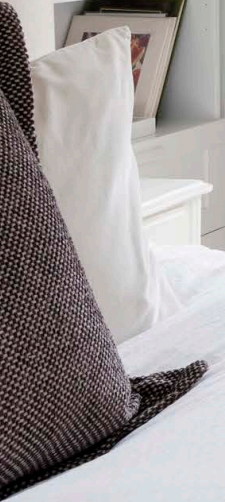




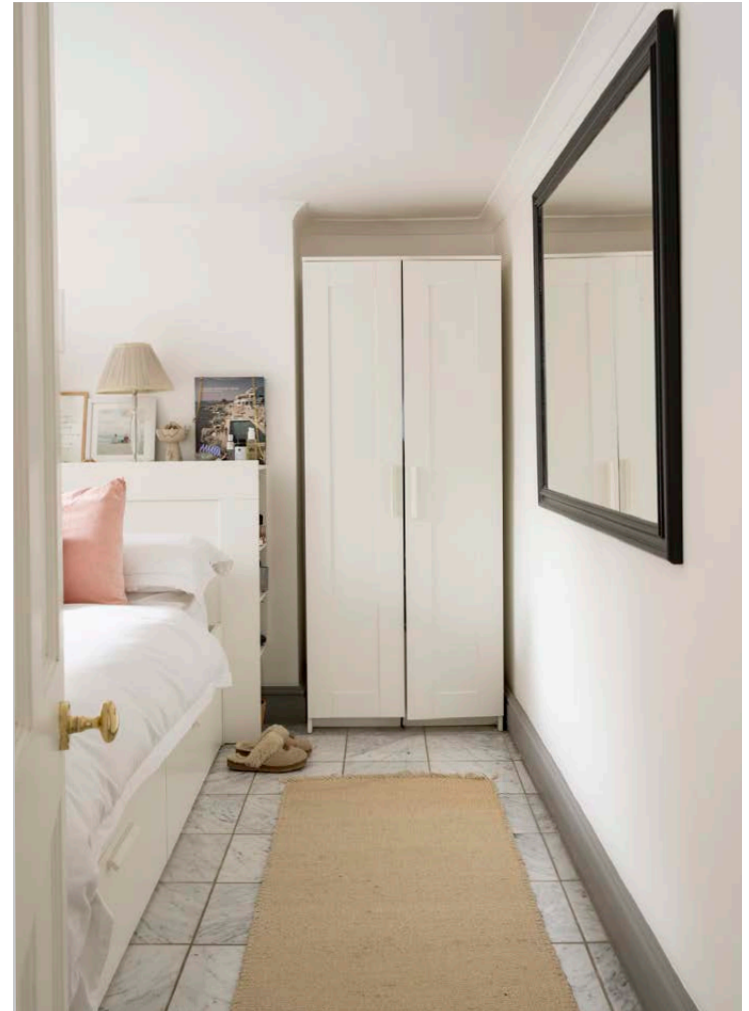


Two bedrooms are found on the second floor, including the bright and airy principal. Here, wooden floorboards and white walls create a pared-back, tranquil feel, while sash windows frame views of the trees beyond. Two further bedrooms are positioned on the lower ground level, one of which is currently set up as a TV/ family room with an en suite shower room. Another features French doors that open onto the large, southeast-facing garden. Divided between a patio and an expansive decked area, there's ample room for al fresco dining and lounging. Burgess Park awaits just beyond.









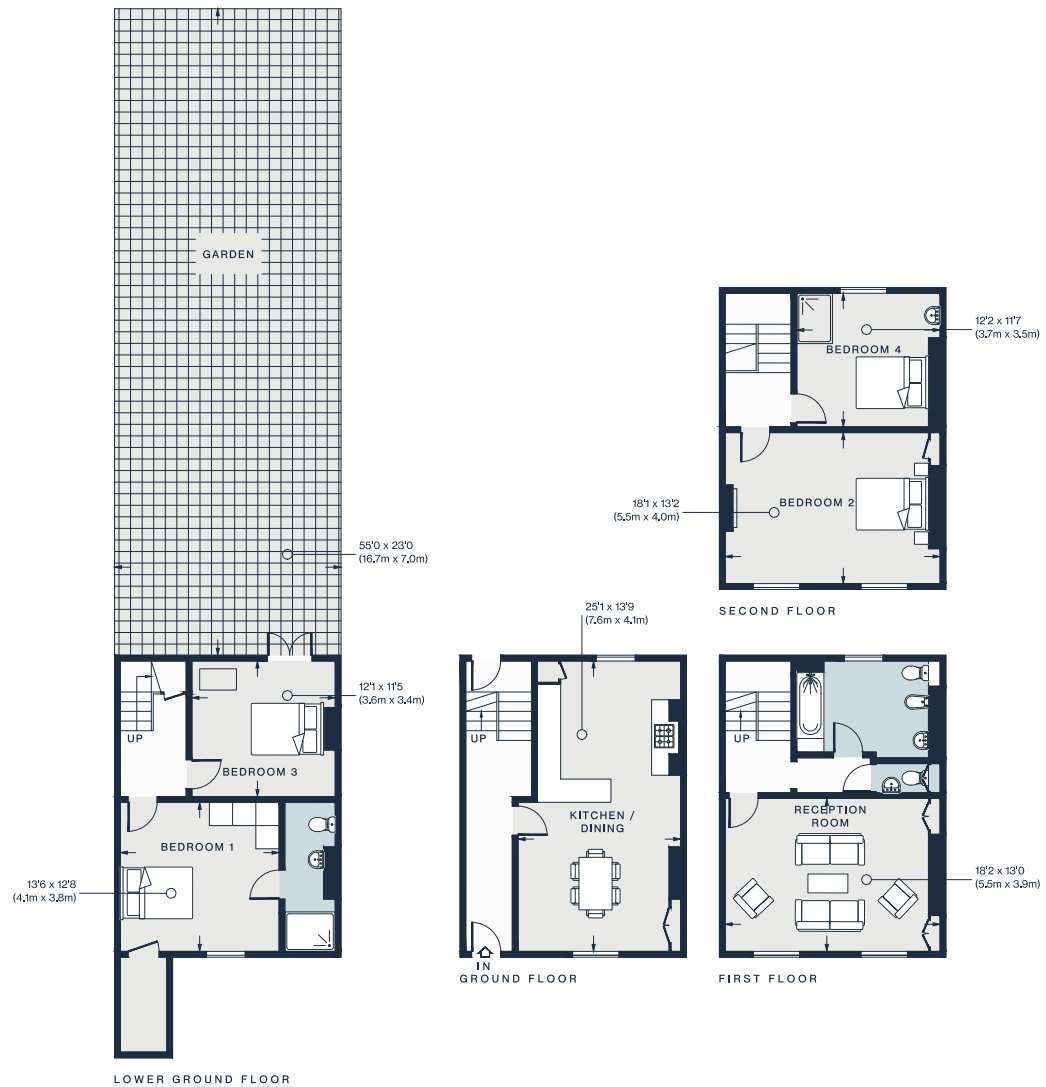












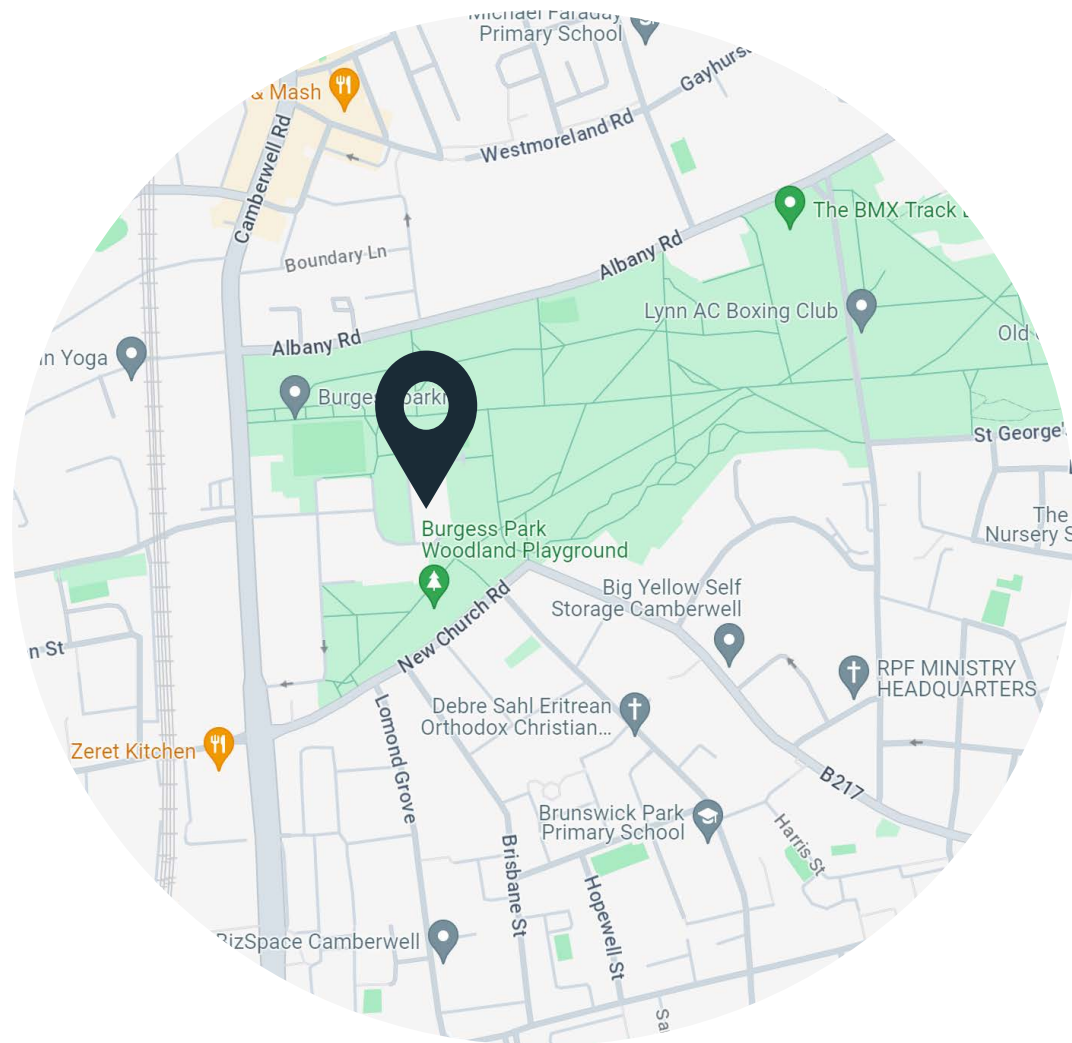
Approx. Gross Internal Area = 1863 sq ft / 173 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

## Property Details

Grade II listed Georgian townhouse  
 Open-plan dining room and kitchen  
 Formal reception room  
 Principal bedroom  
 Guest bedroom suite  
 Two further bedrooms  
 Family bathroom  
 Southeast-facing walled garden  
 London Borough of Southwark

Approx. 1,863 sq ft / 173 sq m  
 EPC - TBC  
 Tenure: Freehold  
 Council Tax Band: F



## Location

Backing onto Burgess Park, 56-hectares of green space are just beyond your garden wall here – as well as the Burgess Park Tennis Club. Post match, reward yourself with pastries from Toad Bakery or make a beeline for Camberwell Church Street – the neighbourhood's epicurean heartland. Take your pick of refreshments: pizza at Theo's, pasta at Forza Win, small plates at Little Cellars or Kurdish fare at Nandine. For Sunday roasts, there's The Camberwell Arms – or pick up a bottle from Veraison Wines to accompany barbecues at home. For a spot of culture, South London Gallery is only a 20-minute walk away.

Oval – 16 mins (Northern)

Denmark Hill – 18 mins (London Overground)

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