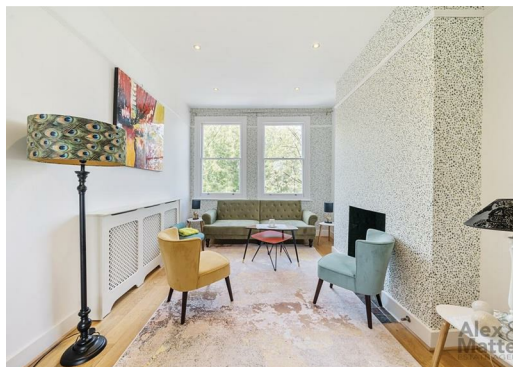




## Morna Road, London, SE5 9NJ

\*\*\* THIRD BEDROOM USED AS A STUDY \*\*\*

A unique three bedroom property, split over two floors, located in Camberwell only a short walk away from Denmark Hill overground station.

The first floor boasts a spacious open plan kitchen and reception room with plenty of space to dine, an office space, modern family bathroom and spacious double bedroom with built-in storage.

The features the second generous double bedroom with built in storage. Additional storage can be found in the hallway.

The surrounding area boasts a plethora of local amenities like local restaurants, cafes, bars, gym and bus links directly outside the property.

- Two Spacious Double bedrooms
- Plenty of Storage
- Open-Plan Living
- Excellent Transport links
- Residential Location
- Furnished

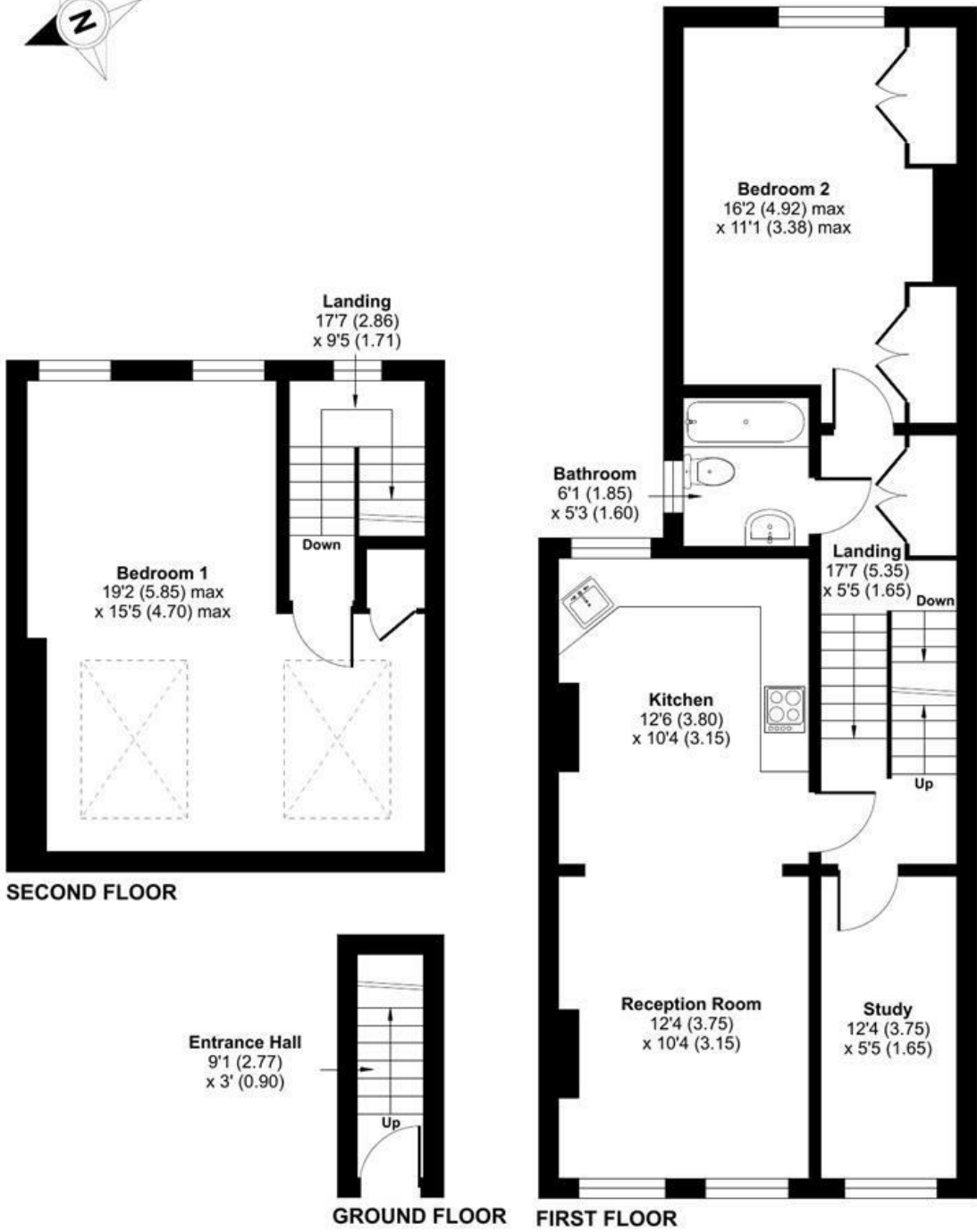
**Alex & Matteo**  
ESTATE AGENTS

**£2,500 Per month**



Morna Road, London, SE5

Approximate Area = 988 sq ft / 91.7 sq m  
For identification only - Not to scale



Alex & Matteo  
ESTATE AGENTS



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Alex & Matteo Estate Agents. REF: 1178492

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 73                      | 77        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |