

SOUTHWELL ROAD, CAMBERWELL, SE5
SHARE OF FREEHOLD
OFFERS IN EXCESS OF £500,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 100 years remaining

Service Charge : n/a

Ground Rent : £100 per annum

FEATURES

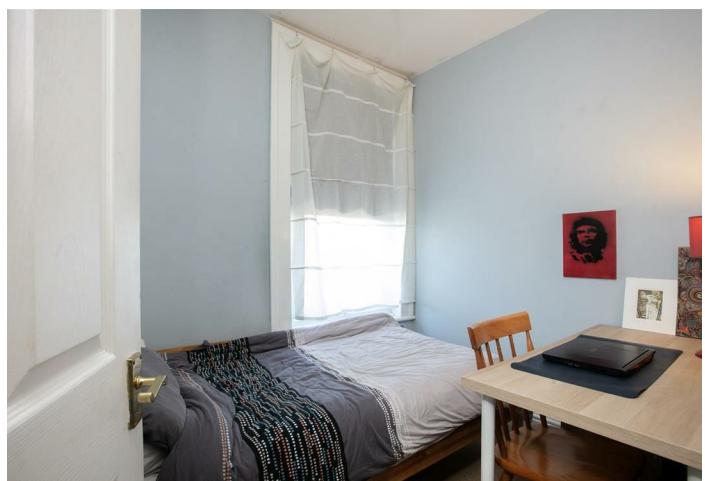
Generous Living Room

Top Floor

Bright and Well Presented

Convenient Mature Location

Share of Freehold



SOUTHWELL ROAD SE5

LEASEHOLD - SHARE OF FREEHOLD



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Spacious Top Floor Two Bed Period Conversion in Convenient Spot.

Sitting pretty on the top floor of a flat fronted red-bricked period building, this well arranged two bedder supplies a generous living environment. The accommodation is presented immaculately throughout and comprises a bright front-facing reception, separate kitchen/diner, one large double bedroom, a nicely appointed single and a modern bathroom. Getting into town is so easy from here. Brixton tube (Victoria Line) is a 10 minute walk, while Loughborough Junction station is only 30 seconds away for trains to Blackfriars, the City of London and Kings Cross. Choose from Denmark Hill or Brixton stations for a Victoria connection, both a 10-15 minute trot.

A shared hallway leads to the flat's first floor entrance. An inner carpeted stairwell with space for hanging coats leads upward to your lovely bright and spacious landing. The reception fronts the street into the full width of the building and enjoys three separate windows for light and airiness. There's plenty of lounging space and even room for formal dining. A handsome wooden feature mantel adds to the charm. The kitchen/diner comes next along the landing and boasts some lovely aqua blue cabinets and space for the dining table. A rear-facing bedroom keeps things bright and bold. The bathroom has a wood panelled bath, white suite and side aspect frosted window. The master bedroom is accessed to the rear of the landing and has a dual aspect and tonnes of space for the double bed. The single bedroom completes the tour.

Alternatively, grab one of the many buses for a scenic route into town. Locally you are truly spoilt for recreational pursuits. The Ritzy cinema is fab, while Fujiyama does good Japanese food. Camberwell offers some superb pubs too, try The Castle or Sun and Doves for a spot of lunch. There are more than ample eateries and bars at your fingertips, plus a vibrant music scene (both areas are Basement Jaxx's old stomping ground). Many funky clothes shops plus a great Saturday market are all found in Brixton. Take the Sunday papers to beautiful Ruskin Park, just 2 minutes southwest of you.

Tenure: Share of Freehold

Lease Length: 100 years

Council Tax Band: C

SOUTHWELL ROAD SE5

LEASEHOLD - SHARE OF FREEHOLD



Approximate Internal Area :-
63.54 sq m / 684 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 66.05 sq m / 711 sq ft
Measurements for guidance only / not to scale

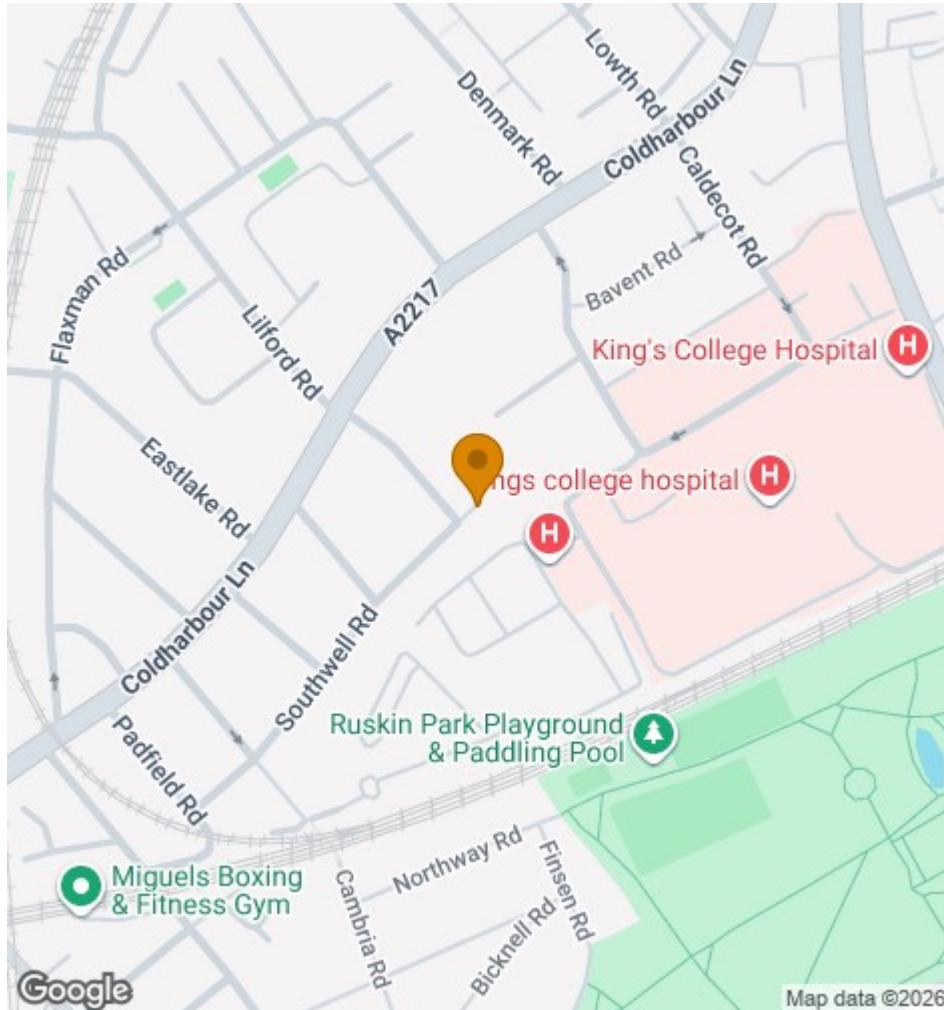
SOUTHWELL ROAD SE5

LEASEHOLD - SHARE OF FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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