

ELMINGTON ROAD, SE5

FREEHOLD

GUIDE PRICE £100,000 TO £150,000



SPEC

Double Garage on Gated Site
Next to Brunswick Park

FEATURES

Development Potential - Subject to
Planning
Parkside Location
Gated Access



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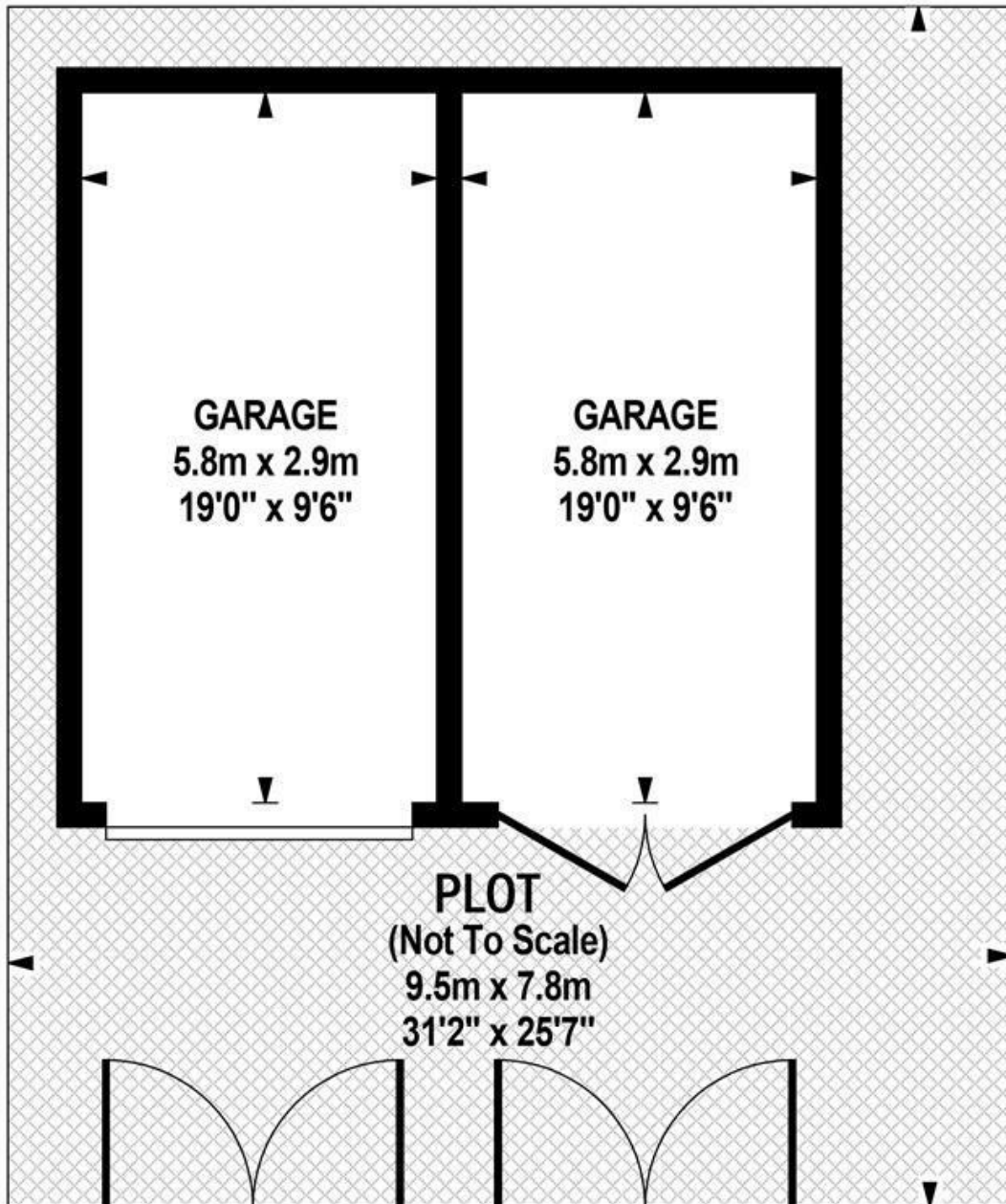
Bordering the much-loved Brunswick park, with its tennis courts, cafe and beautifully manicured rose beds, you'll find this well appointed site. The gated plot currently hosts two adjoining garages but could, subject to planning, offer an exciting opportunity to develop.

The location also allows easy access to the City and West End from a multitude of buses travelling along the main road. Alternatively take a 15 minute stroll up to Denmark Hill station where, in addition to the London Overground line, you can pick up fast, direct and regular services to Victoria, London Bridge and Blackfriars.

The local area is a hub of activity with some excellent specialist shops, the Camberwell Baths, St Giles Church and many great restaurants and bars within easy walking distance. The Camberwell Arms is a fab spot for a roast - head upstairs from more cocktails. If specialist beers are your thing Stormbird will keep you happy all year round. We love a pint of black at The Hermits Cave and The Tiger. Ruskin Park is easily reached too for more leafy fun.

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GARAGES

Approximate Internal Area
34.80 sq m / 375 sq ft

TOTAL PLOT AREA

74.1 sq m / 797.60 sq ft
Measurements for guidance only
Not to Scale

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

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.

