

CAMBERWELL NEW ROAD, CAMBERWELL, SE5
LEASEHOLD
GUIDE PRICE £675,000 TO £700,000



SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Lease Length: 170 years remaining

Service Charge: £605 per annum (including B.I.)

Ground Rent: £10 per annum

FEATURES

Grade II Listed

Impressive Proportions

Private Entrance and Garden

Super Convenient Location

Split Level

Leasehold



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Vast 1100 sq ft Early Victorian Split Level Three Bedder With Private Entrance and Garden - CHAIN FREE.

GUIDE PRICE £675,000 to £700,000

This ginormous Grade II Listed three bedroom period apartment boasts a proportion more usually seen in a full house. A private entrance and garden creates a feeling of privacy and space. The property runs generously over three floors to include a large reception, separate kitchen, three wonderfully sized double bedrooms and a fancy bathroom. The master bedroom could easily accommodate an ensuite, should one wish. The garden offers a peaceful and private spot to unwind. Direct rear access is offered to Kendal Close. What a convenient location! You can walk to the Oval tube (Northern line - zone 2) in 9 minutes or catch one of the many buses close by (a trip to Victoria will take about 20 minutes on the bus from here). All the social attractions of Camberwell are within an easy stroll.

The house sits behind abundant mature greenery and enjoys a charming period facade. Heading to the side of the property you enter the flat's private garden and find the private entrance hall. There's plenty of storage and a raised double height sash window allowing light gush inward. The first floor offers a nicely sized front facing reception with tall twin French windows each with a leafy aspect and secondary French doors for a peaceful vibe. There's wooden flooring, neutral decor and plenty of dining and lounging space.

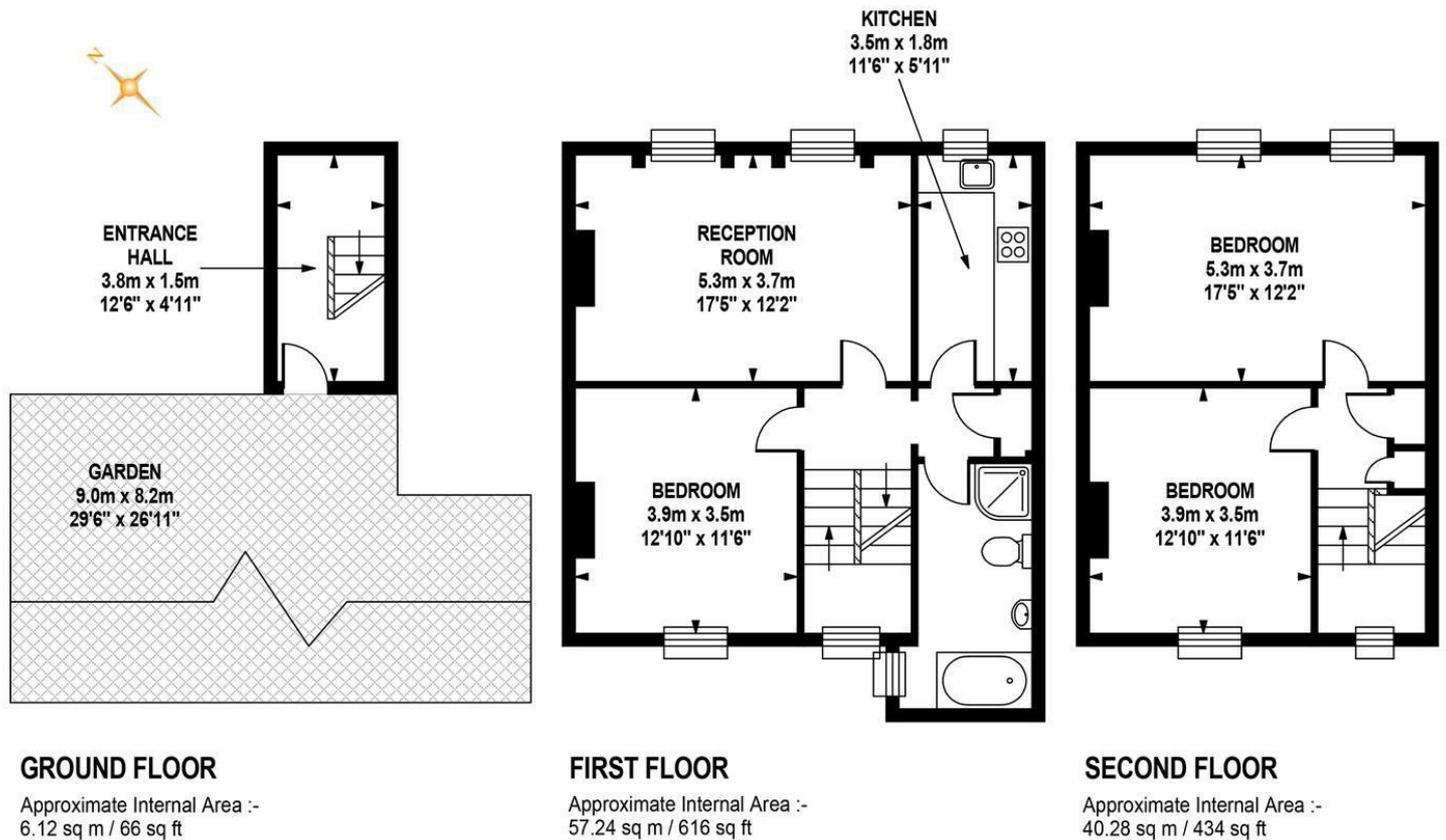
The front facing kitchen is contemporary and a nice size with tonnes of storage and a large original sash window. Further storage off the landing precedes a fancy bathroom which has both contemporary bath and walk-in shower, tiling to dado level, heated towel rail, crisp modern suite and a side aspect frosted sash window. This floor is completed nicely by the first double bedroom, a rear facing tranquil affair with garden views. Upward again you find a second vast double bedroom stretching the full width. There are two original sash windows and oodles of space for storage and slumber and could easily be remodelled to include a large en suite. Bedroom three, another fine double, enjoys the rear views.

The convenient and plentiful transport options, means you are very well connected both from Central London, the Northern Line, the Overground from Peckham and buses to Brixton. This flat is 5 minutes walk from the idyllic Myatt's Field Park, with beautiful gardens, tennis courts, playing fields and an expansive children's playground. Brockwell Park is a ten minute walk, and Brockwell Park a short drive. Local supermarkets are in close range, whilst Camberwell's restaurants are within 5 minutes bus ride, including Theo's Pizzeria, The Camberwell Arms, The Bear and The Crooked Well as local pubs for the weekend. A Pure Gym and Camberwell Leisure Centre provide plenty of exercise options, including an inside swimming pool. The property is highly connected, yet peace is available within the self contained, sun filled private garden, a rarity in size within this area of London.

Tenure: Leasehold

Lease Length: 170 years

Council Tax Band: C



TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 103.64sq m / 1116 sq ft
Measurements for guidance only / not to scale

CAMBERWELL NEW ROAD SE5
LEASEHOLD

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.

