Wooster & Stock

LILFORD ROAD, CAMBERWELL, SE5

LEASEHOLD

GUIDE PRICE £400,000







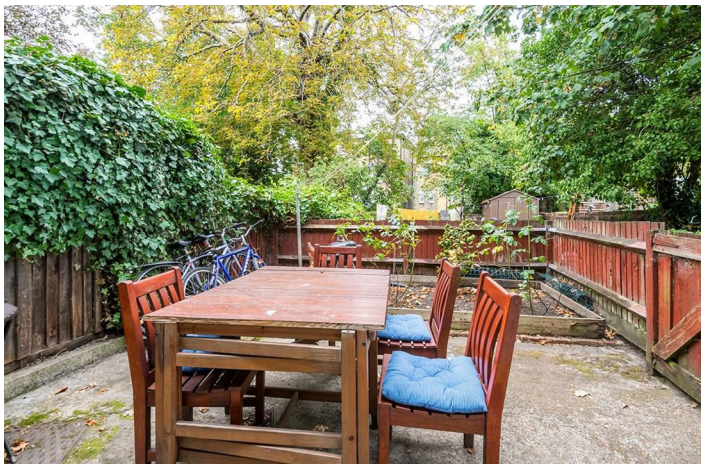
SPEC

Bedrooms : 1
Receptions : 1
Bathrooms : 1

Lease Length : 100 years
Service Charge : £1024 pa
Ground Rent : £100 pa

FEATURES

Private Garden
Leasehold
Sun Room









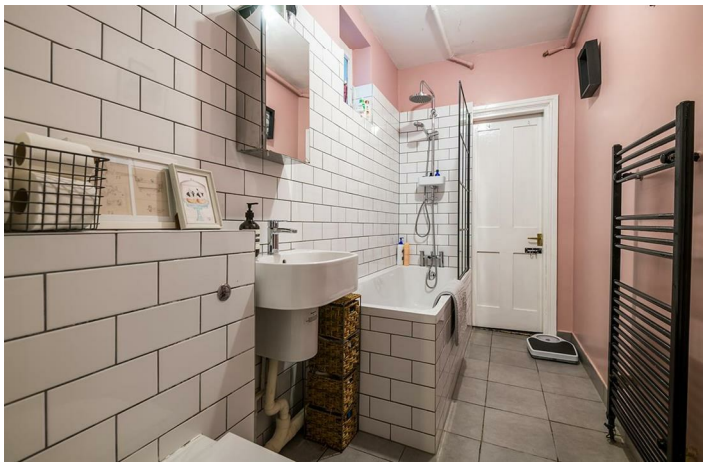




LILFORD ROAD SE5

LEASEHOLD







LILFORD ROAD SE5

LEASEHOLD

GUIDE PRICE £400,000 - £450,000

Beautifully Characterful One Bed Garden Flat with Private Garden. CHAIN FREE.

Behind the handsome Victorian facade of a classic Camberwell terrace, this beautifully presented garden flat feels calm, colourful and full of personality. Elegant proportions, original character and thoughtfully chosen finishes create a home that's both stylish and inviting, while the private garden gives it an exceptional sense of space outdoors.

Arranged across the lower ground floor, the layout flows beautifully between generous living spaces and peaceful outdoor areas. The reception room is particularly impressive, with high ceilings, a striking bay window and ample space for both relaxing and entertaining. Rich timber flooring, decorative detailing and carefully curated interiors give the room warmth and character without losing its sense of light. The separate kitchen is bright and practical, with bold yellow cabinetry bringing a playful contemporary edge, while generous worktop space and excellent natural light make it an enjoyable place to cook. The double bedroom is wonderfully proportioned, with original features including a fireplace, soft natural light and direct access into a bright sun room. This versatile additional space offers an ideal spot for working from home, reading or simply enjoying the garden outlook throughout the seasons. The bathroom combines timeless white metro tiling with soft blush walls, creating a contemporary finish that complements the period character found elsewhere in the home. There is also a deep cupboard running off the bathroom to store your odds and ends.

Outside is where this property becomes particularly special. The private rear garden forms part of the demise, providing a wonderfully secluded space for outdoor dining, morning coffee or entertaining beneath mature greenery.

Lilford Road is one of Camberwell's quietly charming residential streets, lined with handsome Victorian buildings and perfectly positioned between the neighbourhood's independent cafés, acclaimed restaurants and much-loved green spaces. Burgess Park, Myatt's Fields Park and Ruskin Park are all within easy reach, while nearby Denmark Hill offers Overground and National Rail connections into central London.

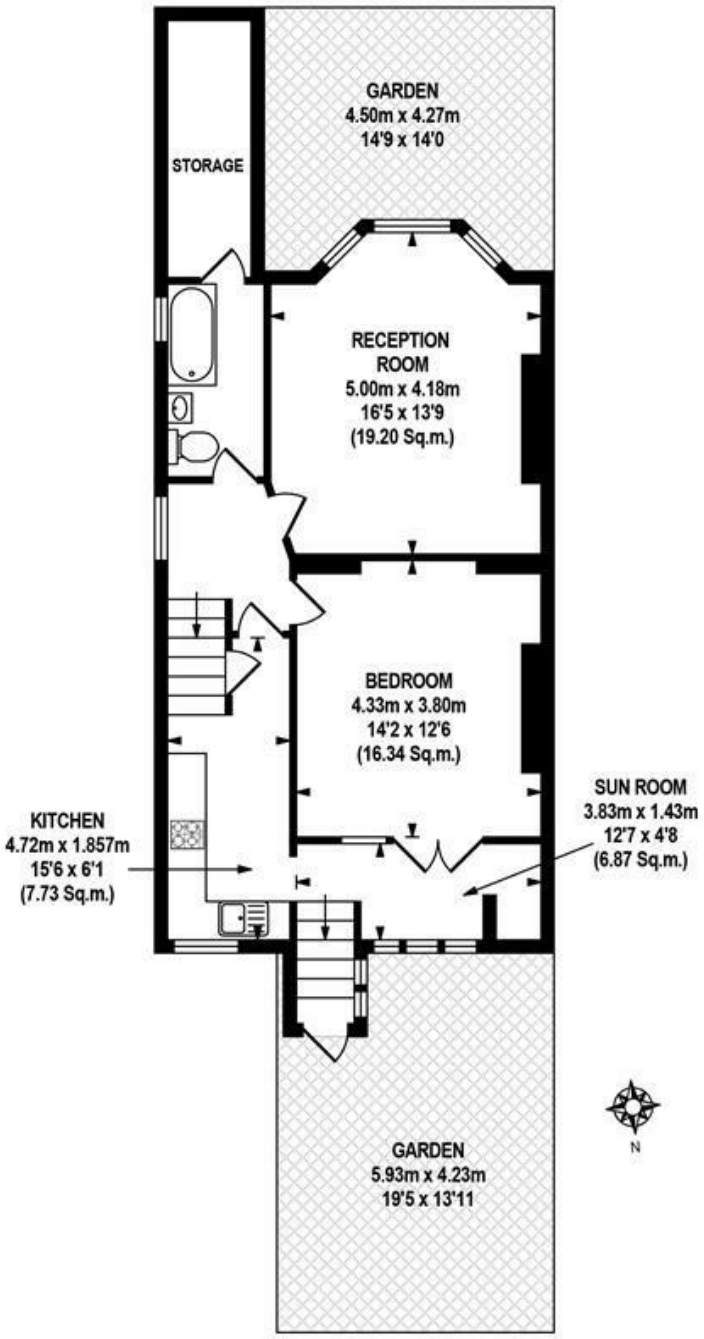
Tenure: Leasehold

Lease Length: 100 years remaining

Council Tax Band: C

LILFORD ROAD SE5

LEASEHOLD



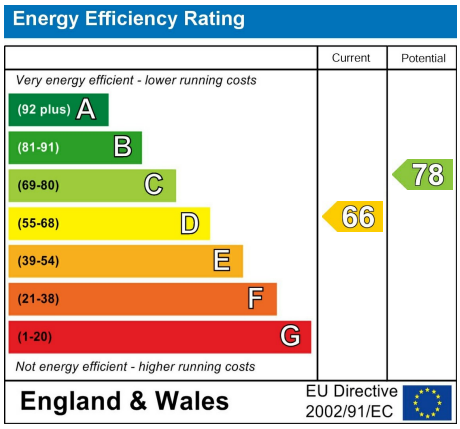
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 67.42 SQ.M.
(726 SQ.FT.)

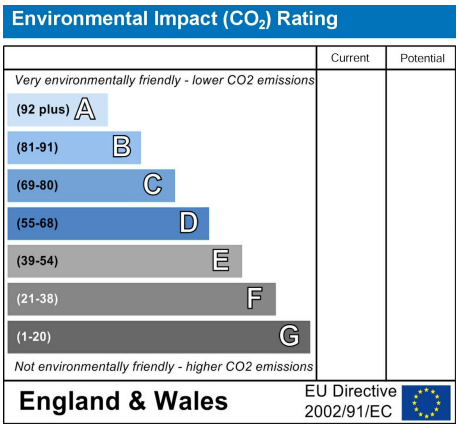
TOTAL APPROX.FLOOR AREA 67.42 SQ.M. (726 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
Dulwich Energy Assessors Ltd with © London Living www.london-living.com

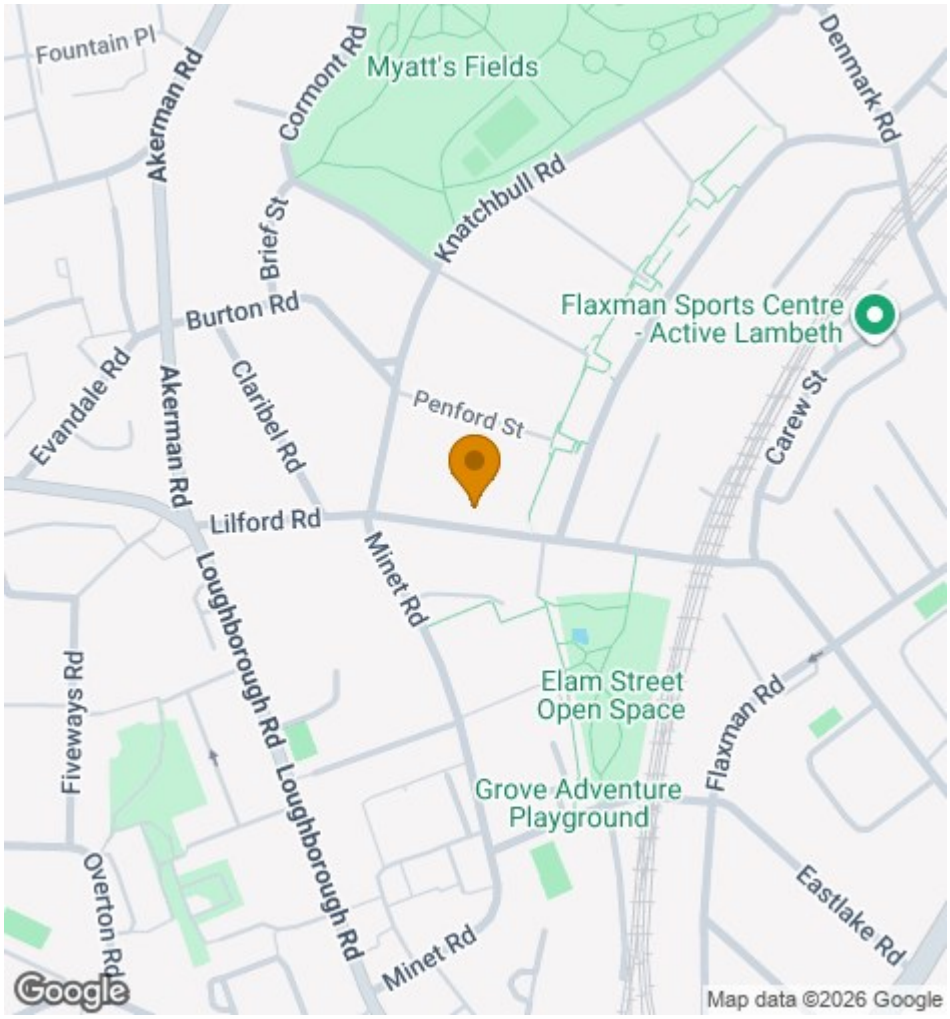
LILFORD ROAD SE5

LEASEHOLD





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.



Wooster & Stock

17 Nunhead Green
London SE15 3QQ
020 7952 0595
sales@woosterstock.co.uk