

CORMONT ROAD, CAMBERWELL, SE5
LEASEHOLD
OFFERS IN EXCESS OF £500,000



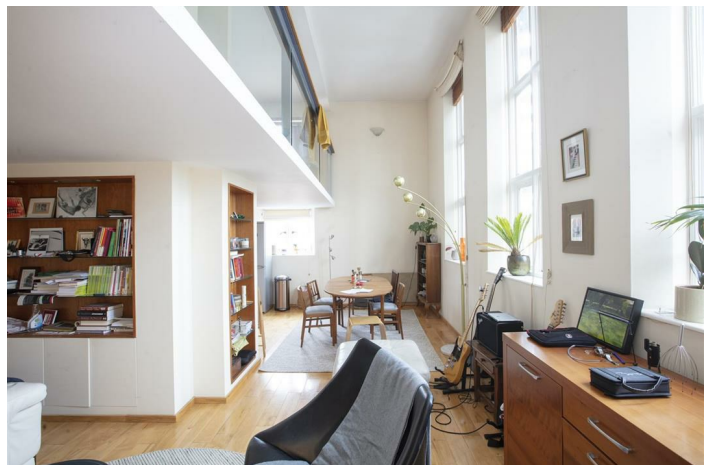
SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

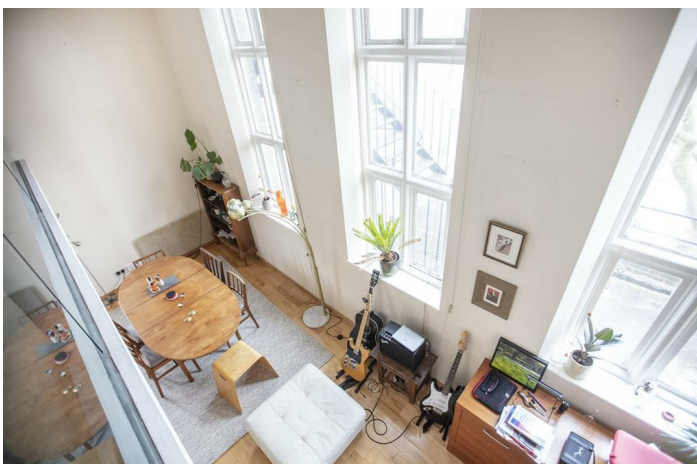
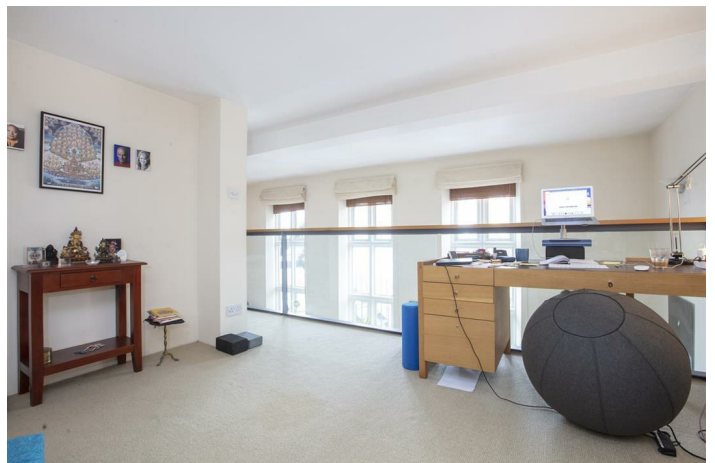
Lease Length: 125 years remaining
Service Charge: £3700 per annum
Ground Rent: £100 per annum

FEATURES

Landmark School House Conversion
Seconds From Myatt's Field
Impressive Original Windows
Concierge
Allocated Parking
Bike Storage
Leasehold



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Unique Two Bedroom School House Conversion Seconds From Myatt's Field with OSP - CHAIN FREE.

This two double bedroom apartment has a super large reception room and sits on the first and mezzanine floors of a Grade II Listed building, a former convent opposite the ever so lovely Myatts Fields. The apartment comes with attractive communal areas, secure gated access, off street parking and secure bike storage. Double height ceilings and massive original windows will really wow you silly! The location leaves you within an easy walk of Camberwell and its fab list of social endeavours. Oval station offers a zone 2 Northern Line connections - it's an easy 12 minute walk. The building overlooks the very lovely Victorian Myatt's Field, with its bandstand and cafe - a real delight whatever the season!

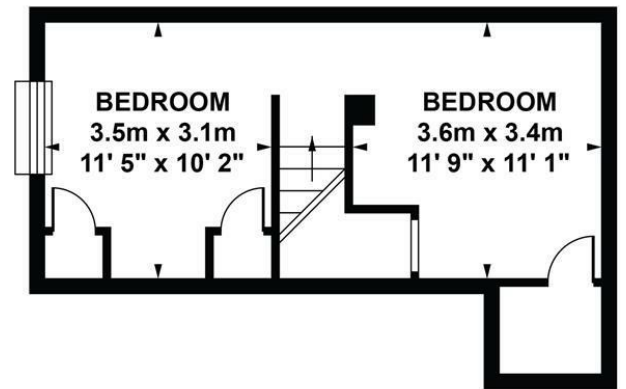
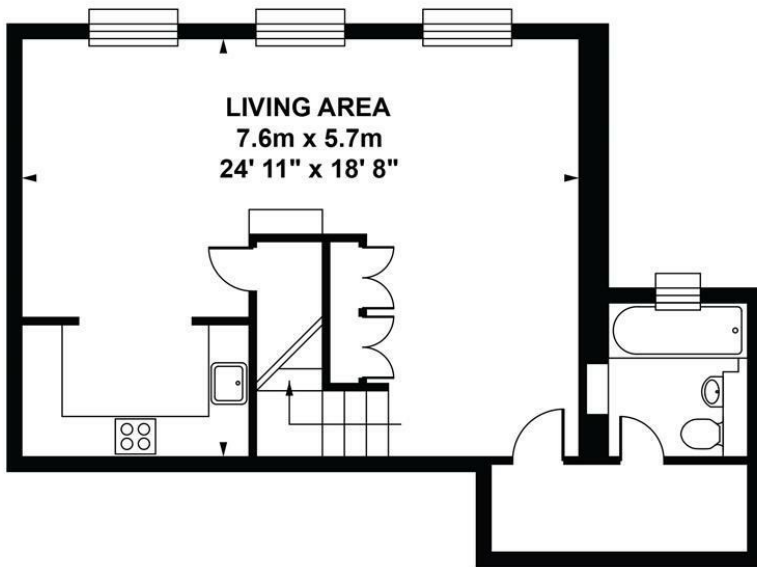
The exterior is simply delightful and awash with impressive original detail. A grand set of steps lead up to your communal entrance. The shared hall is noteworthy with solid wooden panelling, high ceilings and lovely tiled flooring. Take the stairs or lift upward to your first floor entrance. The inner hall has handsome wooden flooring and plenty of space for coats and shoes. A well appointed bathroom sits dead ahead with a modern white suite and circular wash hand basin. The splendid reception room comes next, with three eye widening huge original windows supplying a gush of light. If you like high ceilings this is the place to be - at 24ft they are practically celestial! Stylish built in mahogany bookcases look fab and there is additional storage as well as an under stairs cupboard. There is plenty of room to dine and relax without feeling crowded. The kitchen adjoins through an open arch and enjoys integrated full size fridge/freezer, four ring hob, oven and plenty of counter space. Up to the mezzanine floor to find the two double bedrooms, looking over the reception and dining area respectively. Both spaces are generous and bright with built-in mahogany wardrobes. Last but not least there is small utility room with washing machine, towel storage and also houses the boiler.

A number of buses on Camberwell New Road will whizz you to the underground station at the Oval (Northern Line) or take one directly into the West End (a 15-20 minute trip). If you work in the city, Loughborough Junction mainline station (Blackfriars & City Thameslink) is a five-minute walk away. There are shops too within easy walking distance. After a hard day at the office chill out at the much loved 'Sun of Camberwell with good food and great cocktails. We love 'The Crooked Well' or the 'Camberwell Arms' for tasty nosh and a pint. Nearby Brixton has a further flood of fab things to do. The 'Ritzy' cinema is a fab spot to catch art house and mainstream movies. Windrush Square has been tarted up too. There's a huge selection of bars and restaurants - we love the Brixton Village covered market. If the weather's good you can practice your forehand at the tennis courts in Myatts Fields opposite.

Tenure: Share of Freehold

Underlying Lease Length: 150 years from 29 September 1996

Council Tax Band: F



FIRST FLOOR

Approximate. internal area :
52.69 sqm / 567 sq ft

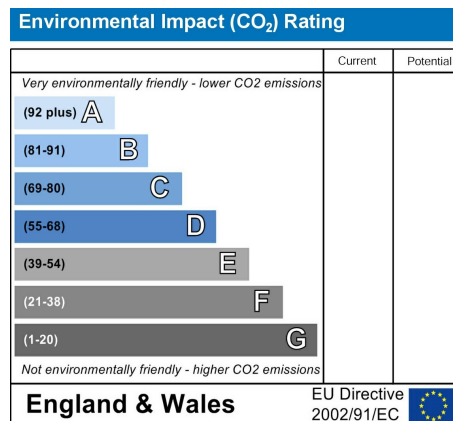
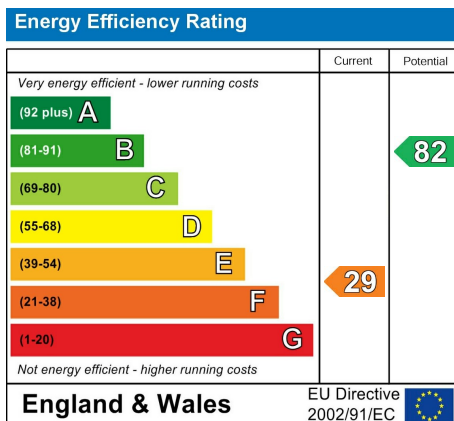
MEZZANINE FLOOR

Approximate. internal area :
28.42 sqm / 306 sq ft

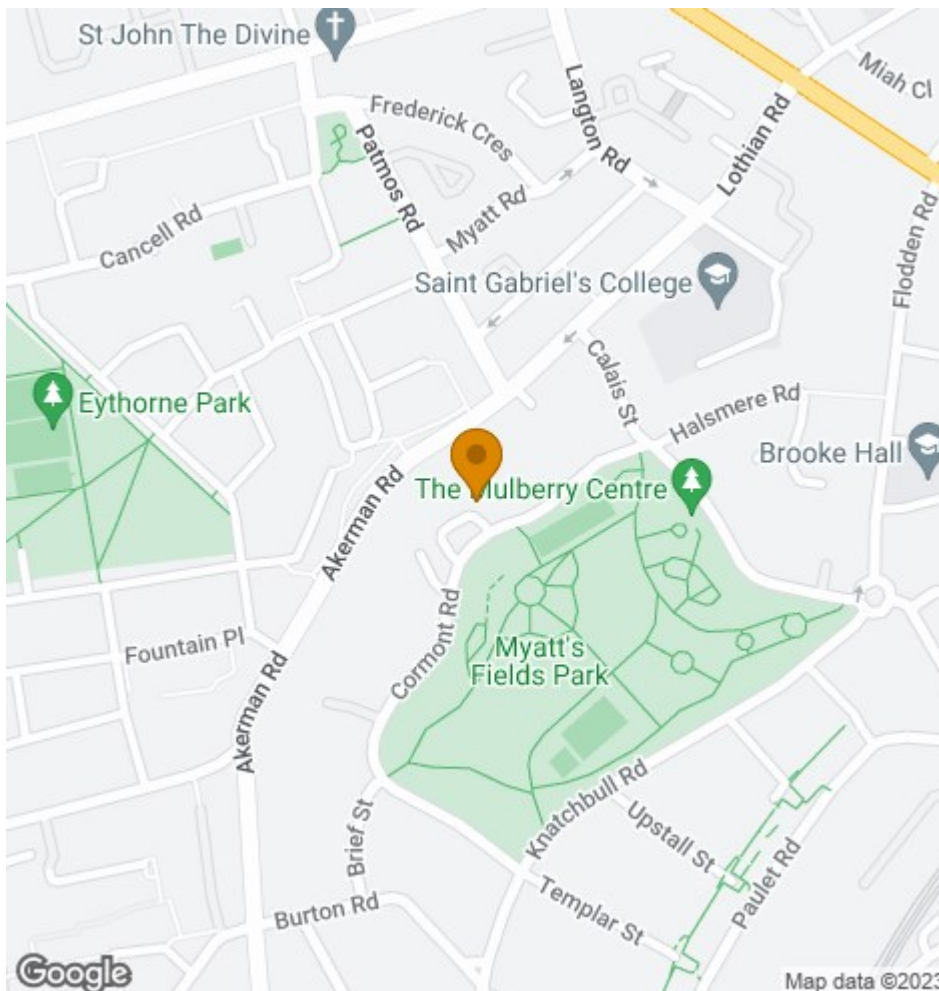
TOTAL APPROX FLOOR AREA

Approximate. internal area : 81.11 sqm / 873 sq ft
Measurements for guidance only / Not to scale

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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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