

LOMOND GROVE, CAMBERWELL, SE5

LEASEHOLD

£375,000



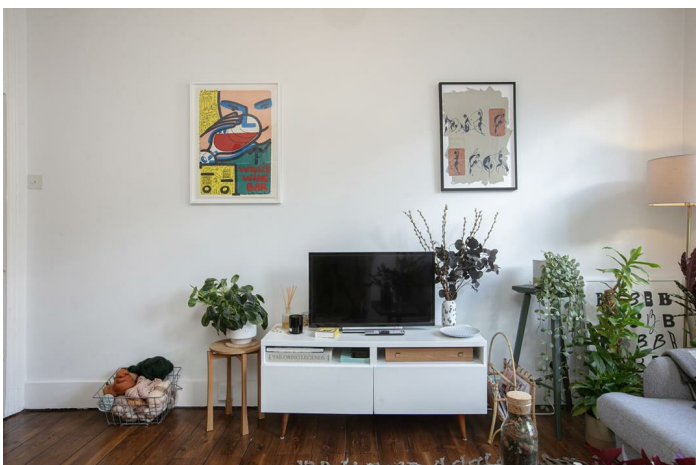
## SPEC

Bedrooms : 1  
Receptions : 1  
Bathrooms : 1

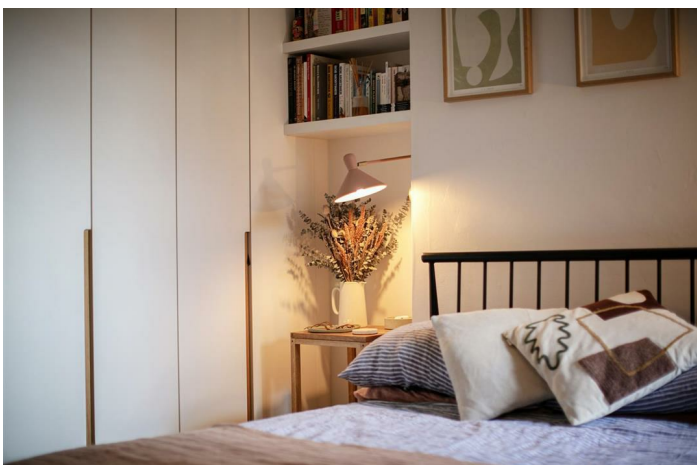
Lease Length: 130 years remaining  
Service Charge: £2004 per annum  
Ground Rent: peppercorn

## FEATURES

Wonderful Styling Throughout  
Eat-in Kitchen  
Mandarin Stone Tiling  
Bespoke Storage  
Leasehold



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Elegant and Spacious Period One Bedder.

This generous one bedroom period flat boasts a tasteful and consistent stylistic ethos. The current owners have lovingly chosen a sympathetic, top quality array of quality fixtures and fittings - Mandarin Stone and Clay Brook tiling, Farrow and Ball wall tones and gorgeous bespoke wardrobes. Accommodation comprises a lovely bright reception, kitchen/diner, large double bedroom and a decidedly dishy bathroom with laundry cupboard. The location also allows easy access to the City and West End from a multitude of buses travelling within minutes. 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. You're within an easy stroll of Brunswick Park with its tennis courts, coffee and art gallery. The endless social attractions of Camberwell will keep you entertained all year round.

The red bricked exterior sits in a residential courtyard off Lomond Grove. A shared hallway leads upward to your flat's second floor door. Inside you meet a welcoming hall with timber floors and neutral decor. To the left sits that lovely living room. Facing front through two sash windows it enjoys high ceilings, a tiled feature alcove and comfortable lounging opportunities. The double bedroom is further along the hall and has more rustic timbers, a rear-facing sash windows and some stunning bespoke recessed wardrobes. You'll note that the interior doors throughout the flat boasts period style beehive handles.

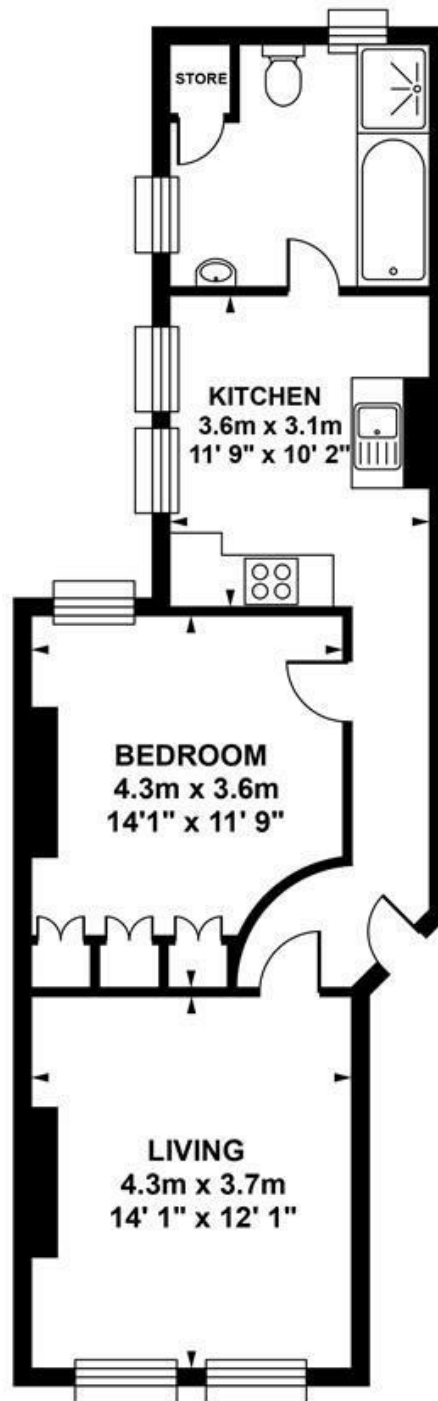
At the end of the hall you meet the kitchen/diner which is graced with thick solid wooden counters, four ring gas cooker and ceramic sink. Geometric Mandarin Stone tiling grace the floor and there's a neat recessed pantry for all your spices and jams. Last but not least comes the bathroom which dons delightful wooden wall panelling and Clay Brook tiling over the bath and shower. A most-lovely ceramic sink sits over by a large side-facing mottled casement window and there's a handy laundry cupboard with plumbing for the washing machine.

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 for 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 for leafy r&r.

Tenure: Leasehold

Lease Length: 144 years remaining

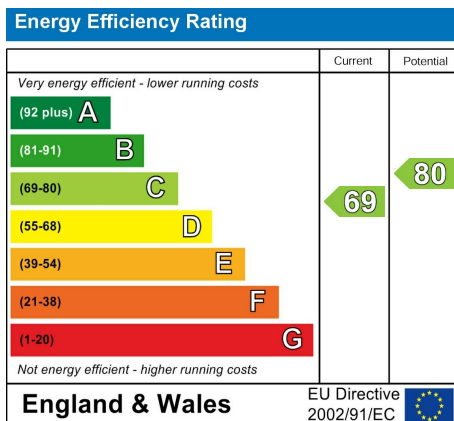
Council Tax Band: B



## SECOND FLOOR

Approximate. internal area :  
55.45 sqm / 597 sq ft

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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.

