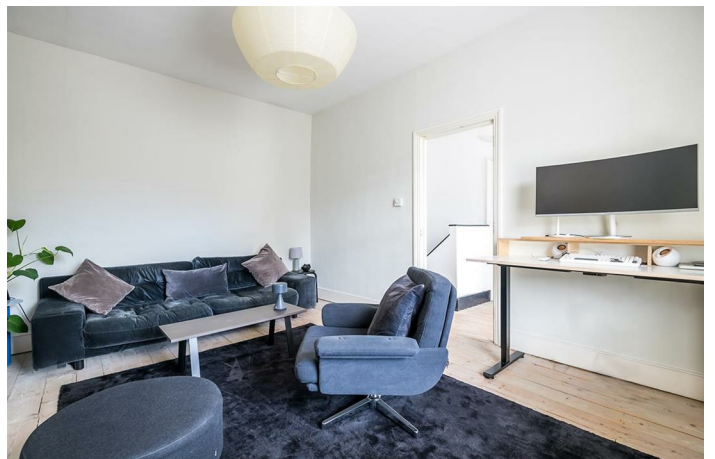


CAMBRIA ROAD, CAMBERWELL, SE5
LEASEHOLD
GUIDE PRICE £400,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 166 years

Service Charge : £666 per annum

Ground Rent : £75 per annum

FEATURES

Two Bedrooms

Shared Garden

Leasehold

Great Location



CAMBRIA ROAD SE5

LEASEHOLD



CAMBRIA ROAD SE5

LEASEHOLD



GUIDE PRICE £400,000 - £420,000.

Light-Filled Two Bedder with Shared Front Garden.

There's an easy calm to this two-bedroom apartment. Natural light moves beautifully through the rooms, the proportions feel generous, and every space has been thoughtfully considered without losing its sense of simplicity. With contemporary interiors, a flexible layout and access to a shared front garden, it's a home that feels perfectly attuned to the relaxed rhythm of life in Camberwell.

The reception room is the natural centre of the home, offering generous proportions with plenty of room to unwind, work or entertain. Large windows keep the space bright throughout the day, while pale timber flooring and crisp white walls create a clean, contemporary backdrop. The separate kitchen brings real personality, pairing deep-toned walls with pale cabinetry, metro-tiled splashbacks and open shelving to create a practical space that feels both functional and characterful.

Both bedrooms are well balanced and versatile, with the second lending itself equally well as a guest room, home office or creative studio. The bathroom continues the home's understated aesthetic with classic white tiling and a fresh, contemporary finish.

Cambria Road is one of Camberwell's quietly sought-after residential streets, perfectly positioned between the neighbourhood's independent cafés, much-loved restaurants and creative energy. Burgess Park, Myatt's Fields Park and Ruskin Park are all within easy reach, while nearby Denmark Hill provides Overground and National Rail connections into central London. Loughborough Junction station is only a 4 minute walk too, which provides Thameslink services to Elephant and Castle and also takes you to Farringdon for the Elizabeth line.

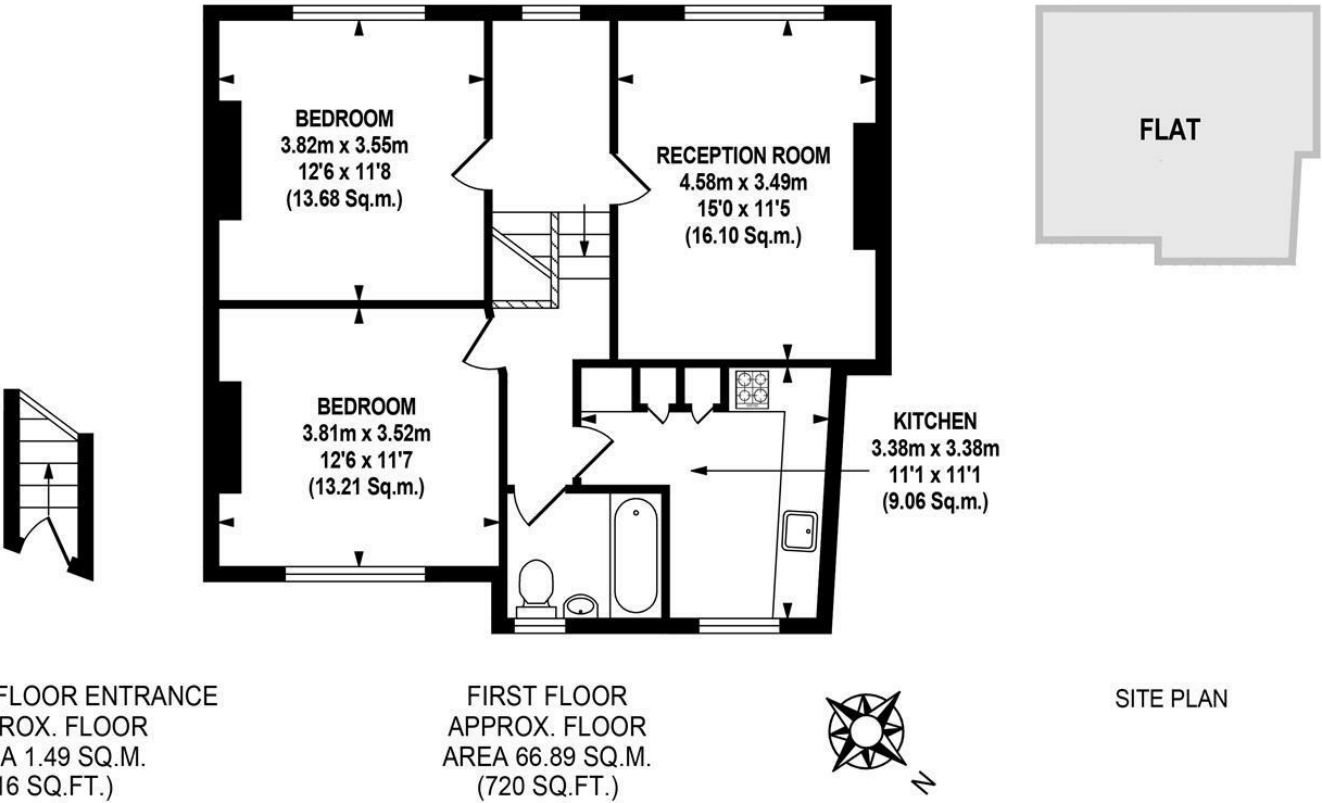
Tenure: Leasehold

Lease Length: 166 years remaining

Council Tax Band: B

CAMBRIA ROAD SE5

LEASEHOLD

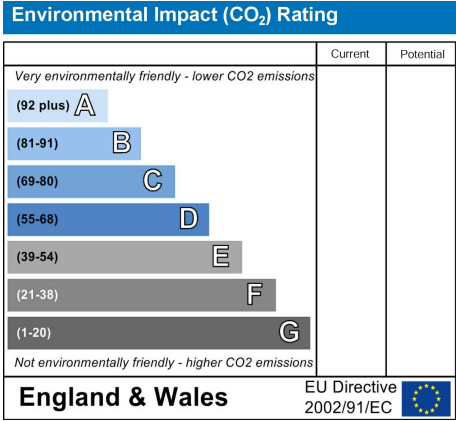
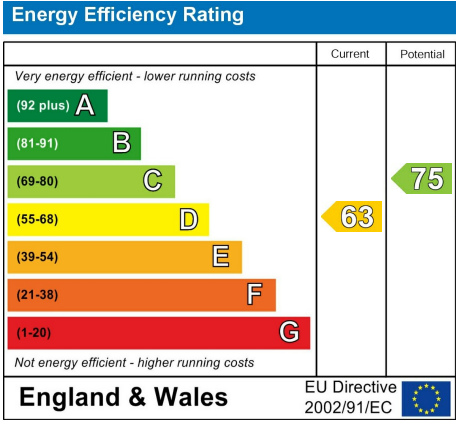


TOTAL APPROX.FLOOR AREA 68.38 SQ.M. (736 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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CAMBRIA 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.



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