

**CORMONT ROAD, CAMBERWELL, SE5**  
**LEASEHOLD**  
**£700,000**





## SPEC

Bedrooms : 2

Receptions : 2

Bathrooms : 1

Lease Length: 172 years remaining

Service Charge: £2212 per annum

Ground Rent: n/a

## FEATURES

Impressive Proportions

Views over Myatt's Field Park

Grade II Listed

Communal Garden

Amazing Period Detail

Leasehold





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Landmark Grade II listed Two Bedder With Communal Garden and Park Views.

This uniquely generous two bedroom purpose built palace sprawls generously over the ground floor of a landmark Grade II listed late Victorian mansion block. Enjoying a particularly majestic parkside position, the building was built by the French aristocratic Minet family in 1895 and stands at the heart of the Minet Conservation Area. Built for the area's wealthy families, the block has a dramatic skyline that includes the Minet family coat of arms, stepped gables, creatively shaped chimney pots and terracotta cats (Minet meaning 'little cat' in French). You'll enjoy a further wealth of original detail throughout the interior including magnificent Terrazzo flooring, picture rails and cornicing. The accommodation offers a versatile and beautifully appointed layout – currently comprising a large bright reception room with park views, two notably sizeable double bedrooms, dining room/second reception and a contemporary kitchen and shower room. There is access to a large, mature communal green space with raised patio/bbq area. Of course you're also just seconds from the inimitable charm of Myatt's Field Park with its bandstand, fully-licenced café, tennis courts and roses – a true joy regardless of the weather. Nearby Camberwell offers a full range of shops, weekend markets and opportunities for both café, restaurant and pub dining. Oval and Brixton stations provide a Zone 2 Tube connection and Loughborough Junction gives access to Thameslink services.

The flat is accessed at the beginning of the development, next to abundant period loveliness. A shared entrance leads inward to a handsome communal hall which boasts an elaborate original staircase and dishy period tiling. The L-shaped inner hall introduces itself with that show-stopping Terrazzo flooring and tasteful neutral styling. You find the reception fronting the development with park views through two lovely sash windows. There are bespoke wooden media units either side of the working fireplace. A splash of Farrow and Ball's 'Charleston Grey' on the walls along with original cornicing finishes the space perfectly.

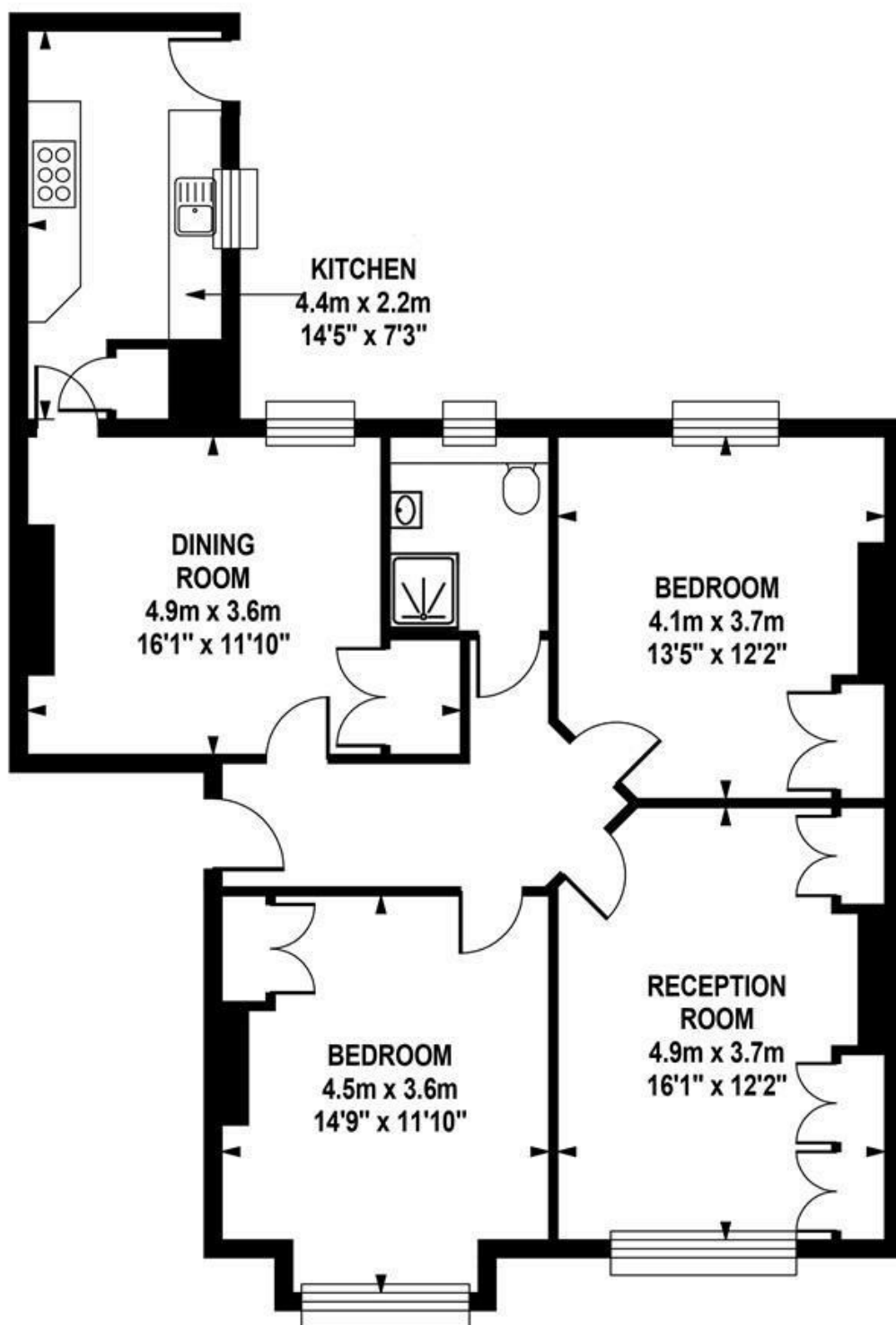
The first bedroom also faces the park through two more sash windows – each with louvered blinds. Wide fitted wardrobes sits seamlessly into the alcove. Bedroom two faces rear over the communal green space and has more lush storage. The semi-tiled shower room sits off the hall and has a large walk-in shower, wall-hung loo and modern trough-style wash hand basin with storage. The dining room is delightful with wonderfully tonal 'Cardroom Green' on two walls. There's a super-deep recessed storage unit and an integrated desk space – perfect for the work-from-home days. Adjoining this to the rear is a long and well stocked kitchen with more terrific Terrazzo flooring. Granite counters sit over modern cabinets and the appliances include a five ring gas range and double oven. An exposed brick wall has been gifted some more 'Cardroom Green' and you can access the communal garden from here.

A number of buses on Camberwell New Road will whizz you to the underground station at the Oval (Northern Line) (a fifteen-minute walk away) or take one directly into the West End (a 30 minute trip). If you work in the city, Loughborough Junction mainline station (Blackfriars & City Thameslink) is around 15 minute walk away. There are shops too within easy walking distance. After a hard day at the office chill out at your locals 'The Bear' or the much loved 'Sun of Camberwell', each with good food and great cocktails. We also love 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 is a fine spot for a sit down. 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 Myatt's Fields opposite.

Tenure: Leasehold

Lease Length: 172 years remaining

Council Tax Band: C





## GROUND FLOOR

Approximate Internal Area :-  
87.51 sq m / 942 sq ft

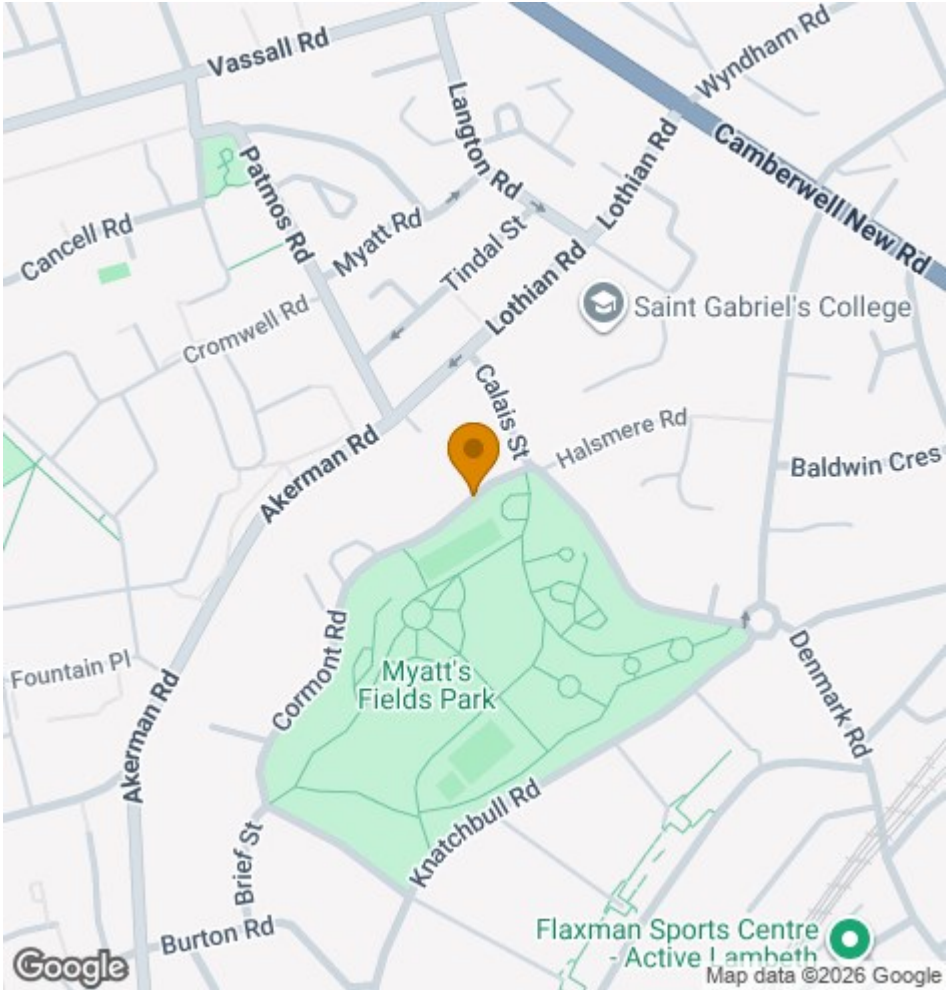


CORMONT ROAD SE5  
LEASEHOLD

| 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 <sub>2</sub> ) Rating                  |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



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