

GABLES CLOSE, CAMBERWELL, SE5  
LEASEHOLD  
£375,000



## SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length : 130 years remaining

Service Charge : £1500 per annum (approx.)

Ground Rent : Included in service charge

## FEATURES

Allocated Off-Street Parking

Stylish Decor

Landmark Period Conversion

High Ceilings



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Stylish One Bedder With OSP in Landmark Period Building

Fancy a slick and stylish, perfectly placed one bedroom pad with parking in a landmark, grade II listed building? Look no further than this fab period conversion first floor number - it'll answer all of your requirements with ease. Originally the Camberwell Workhouse Infirmary, the building was built around 1889 and still retains much of its period charm. The interior has been gifted a tasteful finish with quality fittings at every step. The newly installed kitchen is separate from the living area and the bedroom is a decent sized double. A swanky new bathroom adds to the charm. Location wise, you're within a casual stroll of Camberwell's ever increasing list of social and culinary delights. Denmark Hill is walkable and Brunswick Gardens is just around the corner - tennis anyone?

The exterior stands tall and proud with plentiful period detail and adornment. The communal entrance leads you promptly to the lift (there are stairs for the nimbly minded). Your inner hall is carpeted and well-proportioned enough to house a study set up. A wonderful reception invites you forth to find a pleasant dual aspect, high ceilings and seven separate windows for optimum daylight. You'll comfortably fit both dining and lounging arrangements. The kitchen is next and boasts sleek, slick gloss cabinets and counters. There's a four ring electric hob and oven and a stainless steel sink and drainer. The bedroom will play host to a large double bed with space left for storage and your bathroom sits next door with a modern suite and 'tear drop' bath. Your parking space is allocated and off-street.

Here you have easy access to the City and West End from a multitude of buses travelling along Peckham Road. Oval tube (Northern line zone 2) is a brisk 20 minute walk or 6 minutes on one of the many buses that travel down the Camberwell New Road. Alternatively take a 12 minute stroll up to Denmark Hill station where you can pick up fast, direct and frequent services to Victoria, London Bridge and Blackfriars in addition to the London Overground. This will have you swishing down Shoreditch High Street in no time. The local area is a hub of activity with some excellent specialist shops and eateries. We love the Crooked Well, The Camberwell Arms and the Hermits Cave. FM Mangal supplies London's best kebab! The Camberwell Baths is a lovely spot for a swim and you have Brunswick Park just over the road. It's great for a relaxing Sunday stroll on your way to get breakfast.

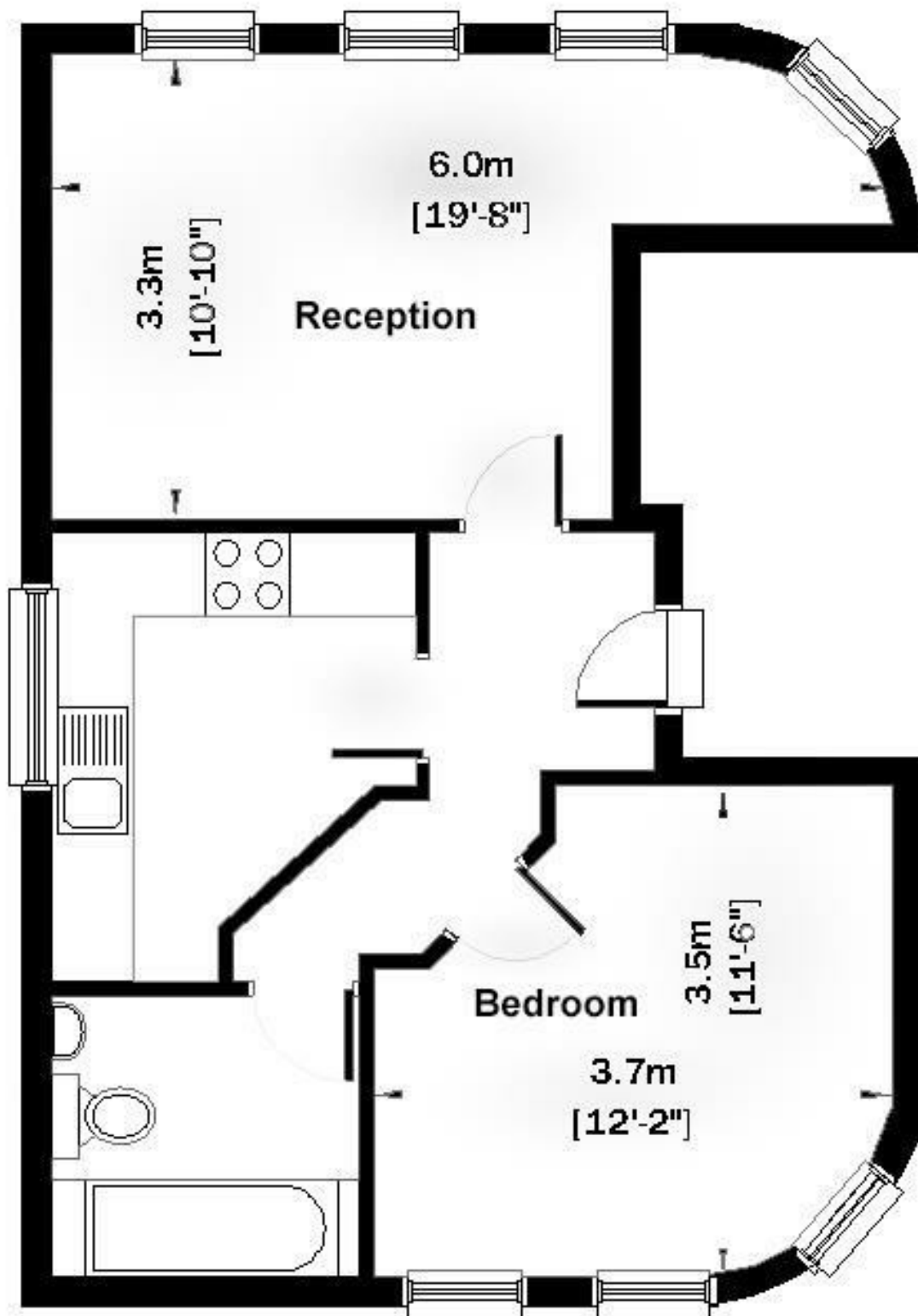
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## FIRST FLOOR

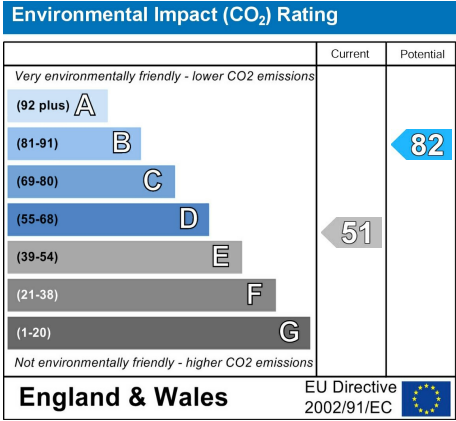
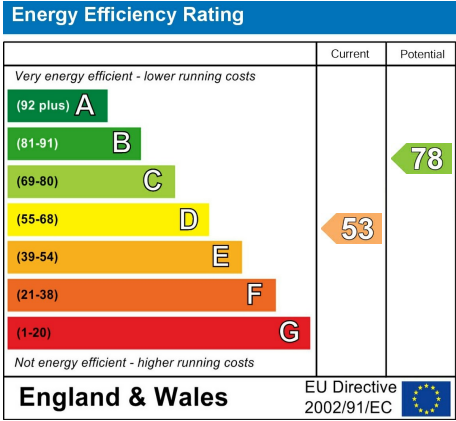
Approximate internal area : 44.09sq m

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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