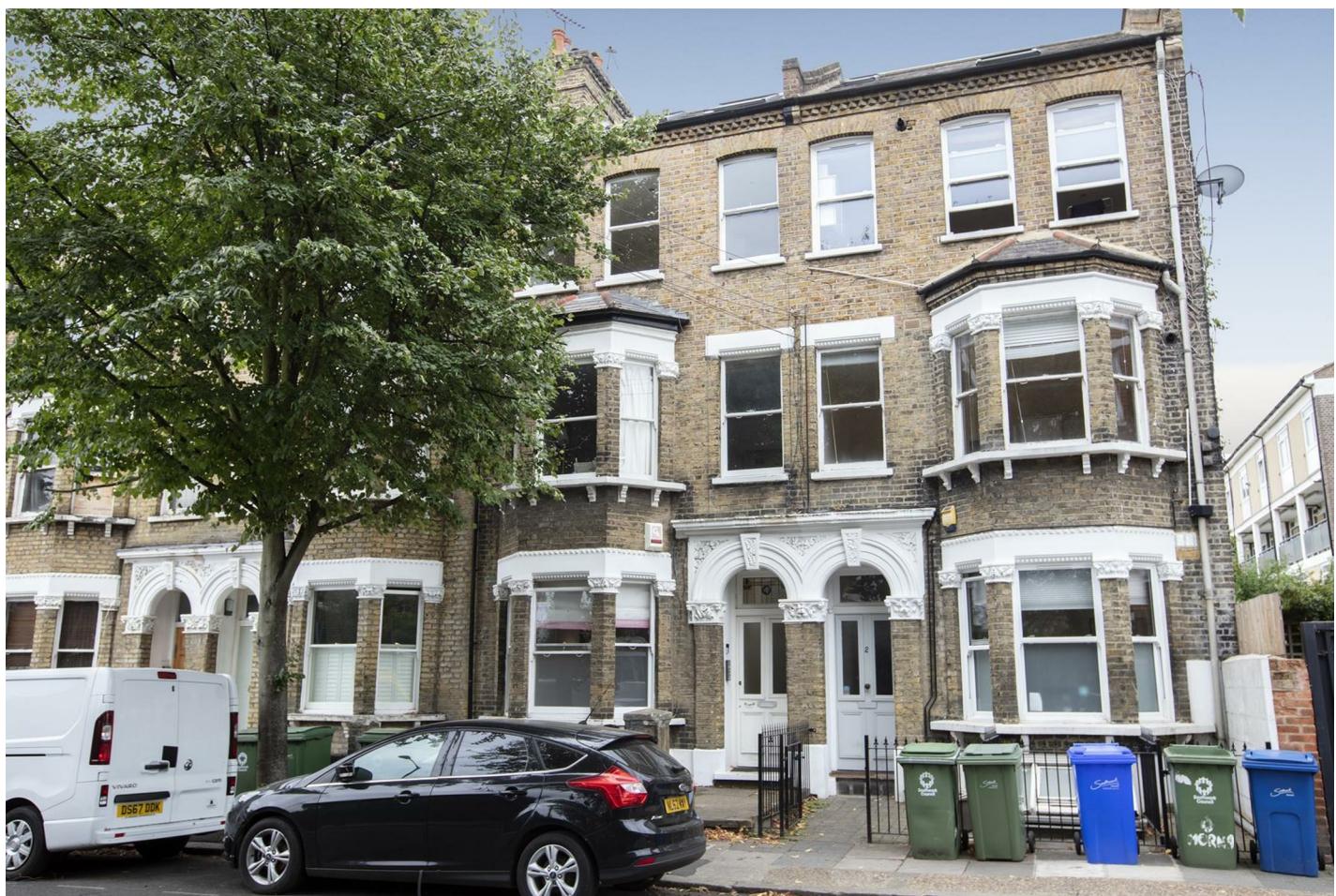


MORNA ROAD, CAMBERWELL, SE5
LEASEHOLD - SHARE OF FREEHOLD
£600,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 991 years on the underlying lease

Service Charge : £100 per month

Ground Rent : n/a

FEATURES

Private Garden

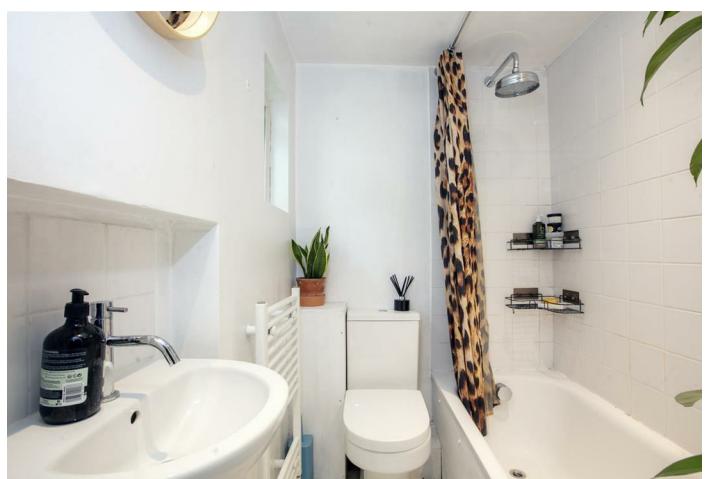
Large Head Height Cellar

Two Double Bedrooms

Fantastic Location

Share of Freehold

Virtual Tour Available



MORNA ROAD SE5

LEASEHOLD - SHARE OF FREEHOLD



Fab Two Bedroom Period Garden Flat With Potential to Extend - CHAIN FREE.

What a treat! Sitting on the ground floor of a handsome and well placed period beauty, this fantastic two bedder supplies a tasteful interior, well appointed living area, bathroom, utility area and two nicely sized double bedrooms. There's also scope to extend into the already head-height storage cellar - numerous neighbours enjoy utility/bathrooms on this lower ground floor (subject to the relevant consents). A peaceful, leafy private rear garden is the cherry on the cake! The countless attractions of cool Camberwell are within a stones throw and you're in prime position for a plethora of swift, frequent bus routes. Denmark Hill Station is also easily reached on foot and you're a short jaunt to Oval (Northern Line zone 2) and Brixton (Victoria Line zone 2)

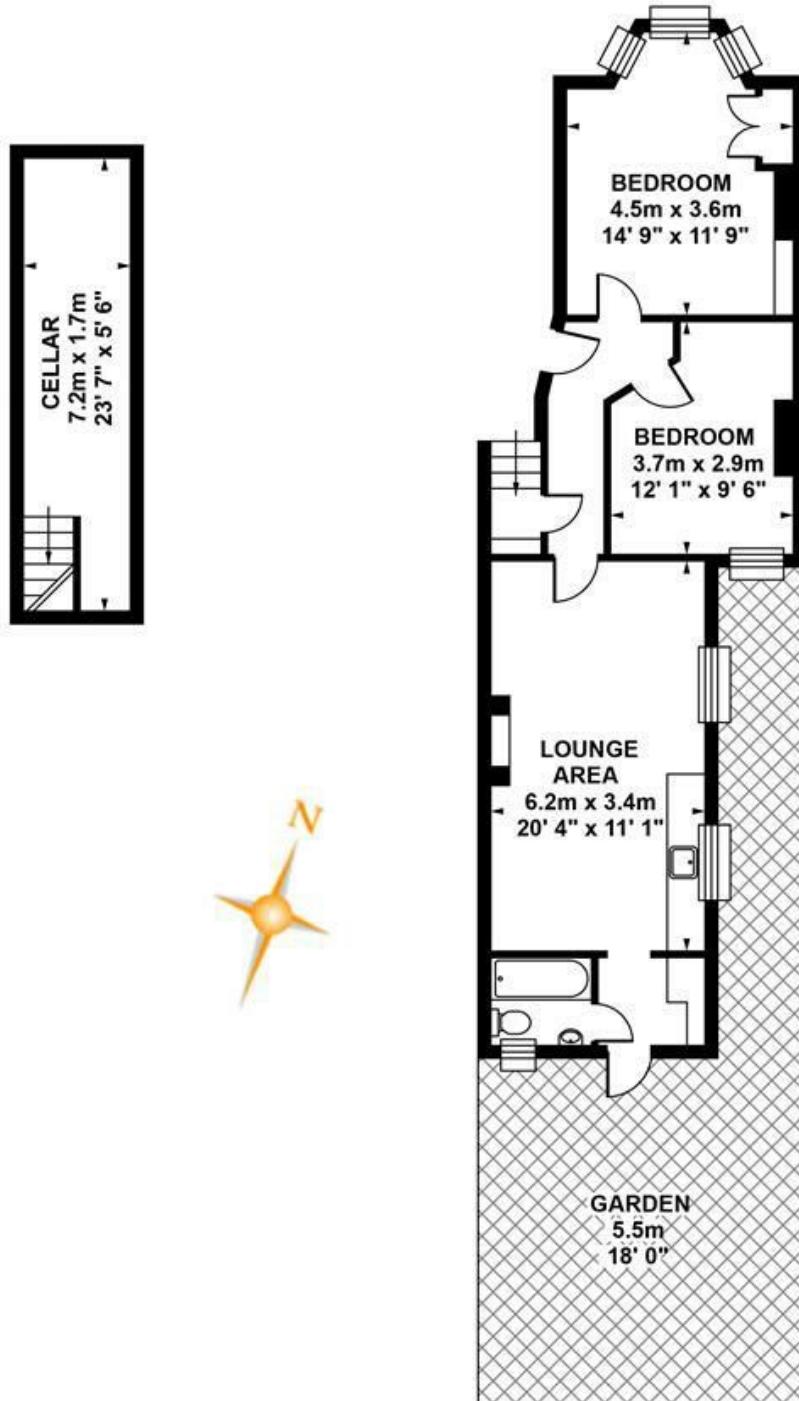
A shared garden and entrance leads inward to the inner hall. Bedroom one fronts the street into a wide bay window. The area opposite the flat is low-rise meaning you benefit from abundant light streaming through. There are fitted wardrobes, shelving and picture rails separating complimentary wall shades. Bedroom two, another lovely double, has a peaceful rear aspect, more painted timbers and high ceilings. The super-deep storage cellar is accessed from the hall. It holds untold potential and boasts a depth of 2.2 metres. The living area is accessed from the end of the hall. Enjoying a fine symmetrical proportion it incorporates ample lounging and dining space. The kitchen cabinets and counters run on either side toward the rear. Appliances include four ring gas hob and oven. Beyond this you meet a handy utility area with plumbing for the washing machine. Adjoining this area is the bathroom which boasts modern tiling and a white suite and bath. The garden continues the charm offensive nicely with a host of mature plants and shrubs.

Located just ten minutes on foot from Denmark Hill and Loughborough Junction mainline stations for regular services to Victoria, Blackfriars and London Bridge, this property is in a great position for both transport and activities. The London Overground Line will whisk you to Clapham, Shoreditch and Canada Water for the Jubilee Line. You could also grab one of the many buses going into Brixton and hop on the tube there. The award winning 'Sun of Camberwell' is three minutes away for a friendly welcome, great food and even better cocktails! Further up is the much loved 'Cambria' pub - all the locals hang out there. 'The Hermit's Cave' and 'The Camberwell Arms' each offer more social endeavours. Of course Ruskin Park and Myatt's Field are moments away on foot for Sunday walks or a game of tennis.

Tenure: Share of Freehold

Lease Length: 991 years

Council Tax Band: C



LOWER GROUND FLOOR

Approximate. internal area :
12.24 sqm / 132 sq ft

GROUND FLOOR

Approximate. internal area :
57.19 sqm / 616 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 69.43 sqm / 748 sq ft
Measurements for guidance only / Not to scale

MORNA ROAD SE5

LEASEHOLD - SHARE OF FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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