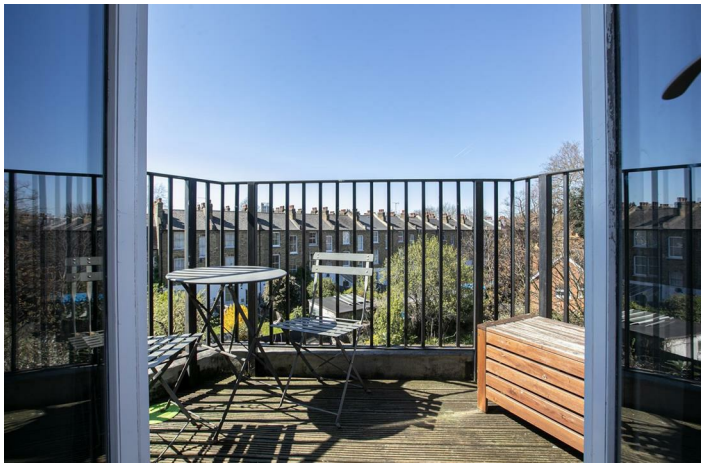
Wooster & Stock

KNATCHBULL ROAD, CAMBERWELL, SE5

LEASEHOLD - SHARE OF FREEHOLD

£400,000



SPEC

Bedrooms : 1
Receptions : 1
Bathrooms : 1

Lease Length : 989 years remaining
Service Charge : £1200 per annum
Ground Rent : none

FEATURES

Wonderful Top Floor Balcony
Bright and Airy Throughout
Seconds From Myatt's Field Park
Share of Freehold

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Excellent Top Floor One Bedder With Private Balcony and Shared Garden - CHAIN FREE.

Situated on the top floor of a handsome period building but seconds from the much-loved Myatt's Field Park, this fantastic one bedder promises a great spot to call home. The property is well arranged and in great condition comprising an open plan living area, bathroom and bright double bedroom with low level eaves storage. The balcony is lofty and a great spot for al fresco vino and there's a large and friendly shared garden in which to hob nob with the neighbours. This building is part of the Minet conservation area which has a wonderful sense of community with regular community events, an original bandstand, tennis courts and fully-licensed café. 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.

A secure shared entrance leads inward to find stairs ascending to the flat's third floor doorway. An inner lobby runs open plan to the living area which incorporates ample lounging, dining and cooking space. Two Velux supply plenty of light and there are French doors opening to your tiptop private balcony from whence you can enjoy the surrounding period loveliness. Beyond the living area you find the large bright double bedroom. Low level eaves storage will hide plenty of mess. A contemporary bathroom completes the tour.

There are a number of buses within easy walking distance on Brixton Road and on Camberwell New Road providing access to the Oval (Northern Line), Victoria, or direct to the West end within 10-20 minutes. If you work in the city, Loughborough Junction station (Blackfriars and City Thameslink), is a five-minute walk away. Farmers' markets are close by at Windrush Square Brixton, Myatt's Fields Park, the Oval and Camberwell Green.

Tenure: Share of Freehold

Lease Length: 989 years remaining

Council Tax Band: C

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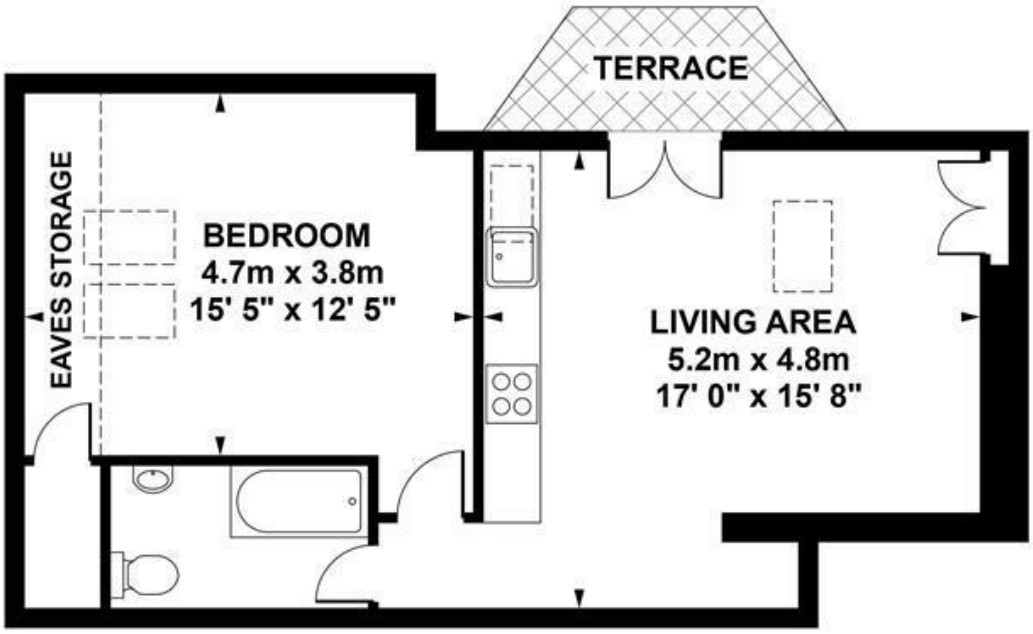

THIRD FLOOR

Approximate. internal area :
48.92 sqm / 527 sq ft

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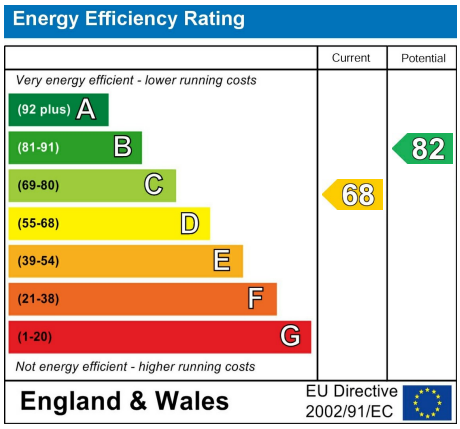
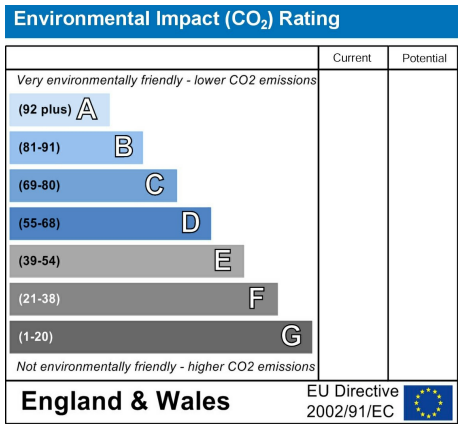
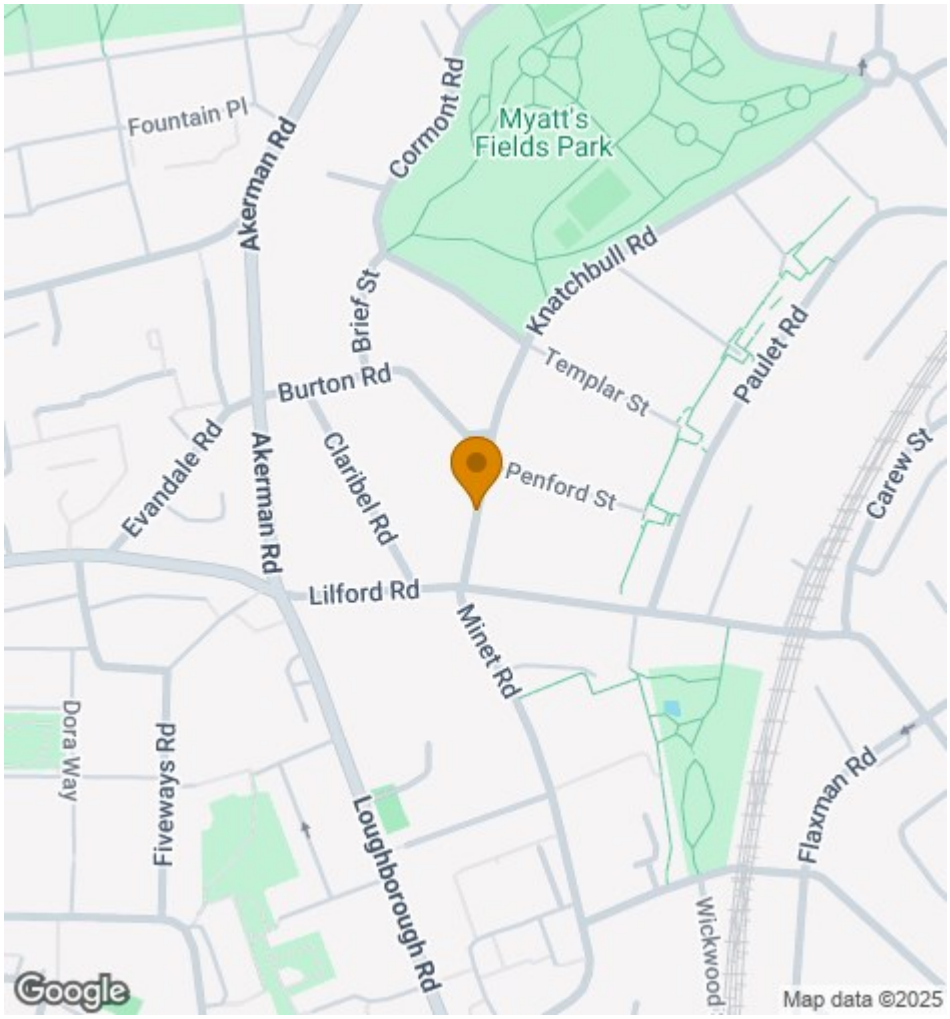




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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