

## CAMBERWELL NEW ROAD, CAMBERWELL, SE5

LEASEHOLD - SHARE OF FREEHOLD

£600,000



## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

Lease Length: 952 years on the underlying lease  
Service Charge: £4680 per annum  
Ground Rent: n/a

## FEATURES

Allocated Off Street Parking  
Large Kitchen/Diner  
Stunning Period Features  
Plenty of Storage  
Large Communal Garden  
Share of Freehold



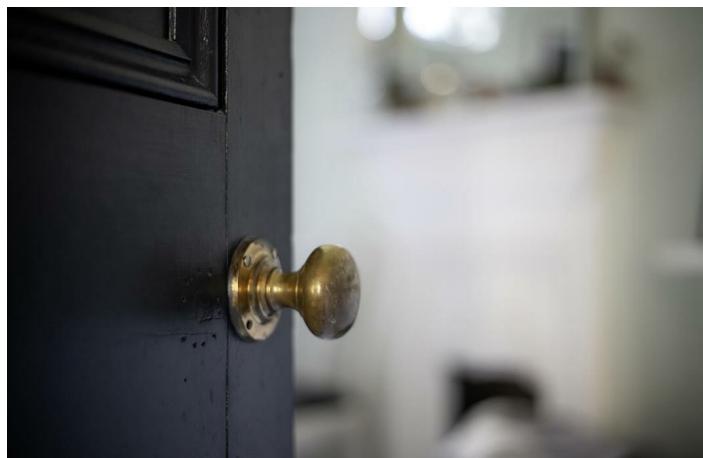
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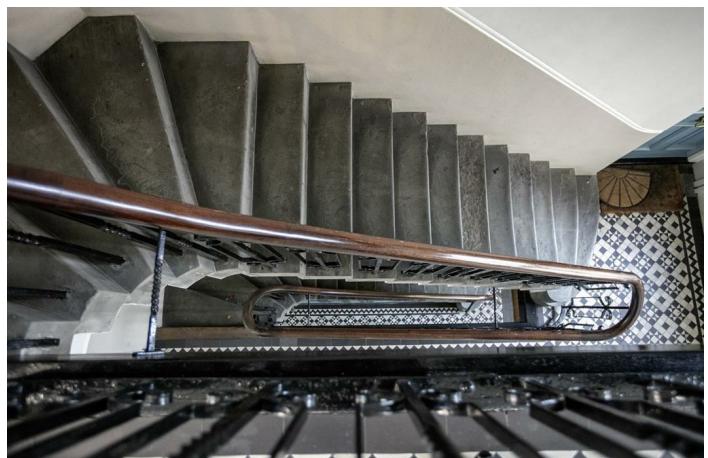


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Beautifully Presented Two Bedroom Period Flat With OSP and Huge Shared Garden.

Hayes Court is a hugely popular, well maintained, purpose-built period block with lovely communal grounds and a huge shared garden too. This airy second floor flat boasts an allocated off street parking space and a lovely leafy aspect to the rear. The accommodation comprises a lovely bright reception, two equally generous double bedrooms, a large eat-in kitchen with lovely morning light and a picture-perfect bathroom. There's tonnes of storage and some elegantly sympathetic décor touches throughout. A healthy smattering of period features adds to the charm. Sitting along the well placed Camberwell New Road it leaves you within a 10 minute ramble of Oval Station (Northern Line, zone 2). You're even closer to Camberwell which promises a top notch array of pubs and restaurants.

The handsome red-brick block is set back from the street behind a pretty period gate and mature hedging. The inner hall enjoys abundant Victorian charm - most notably an original staircase with wrought iron balustrades. Upward to the second floor you find the flat's entrance, through which a wide inner hall introduces itself. There's oodles of fitted storage to the left and a further deep storage cupboard further along the hall. The bathroom has a pretty tear-drop bath with mirrored panelling and drencher overhead. A large square wash hand basin, period style loo and a rear-facing mottled sash window with secondary casement completes the space nicely.

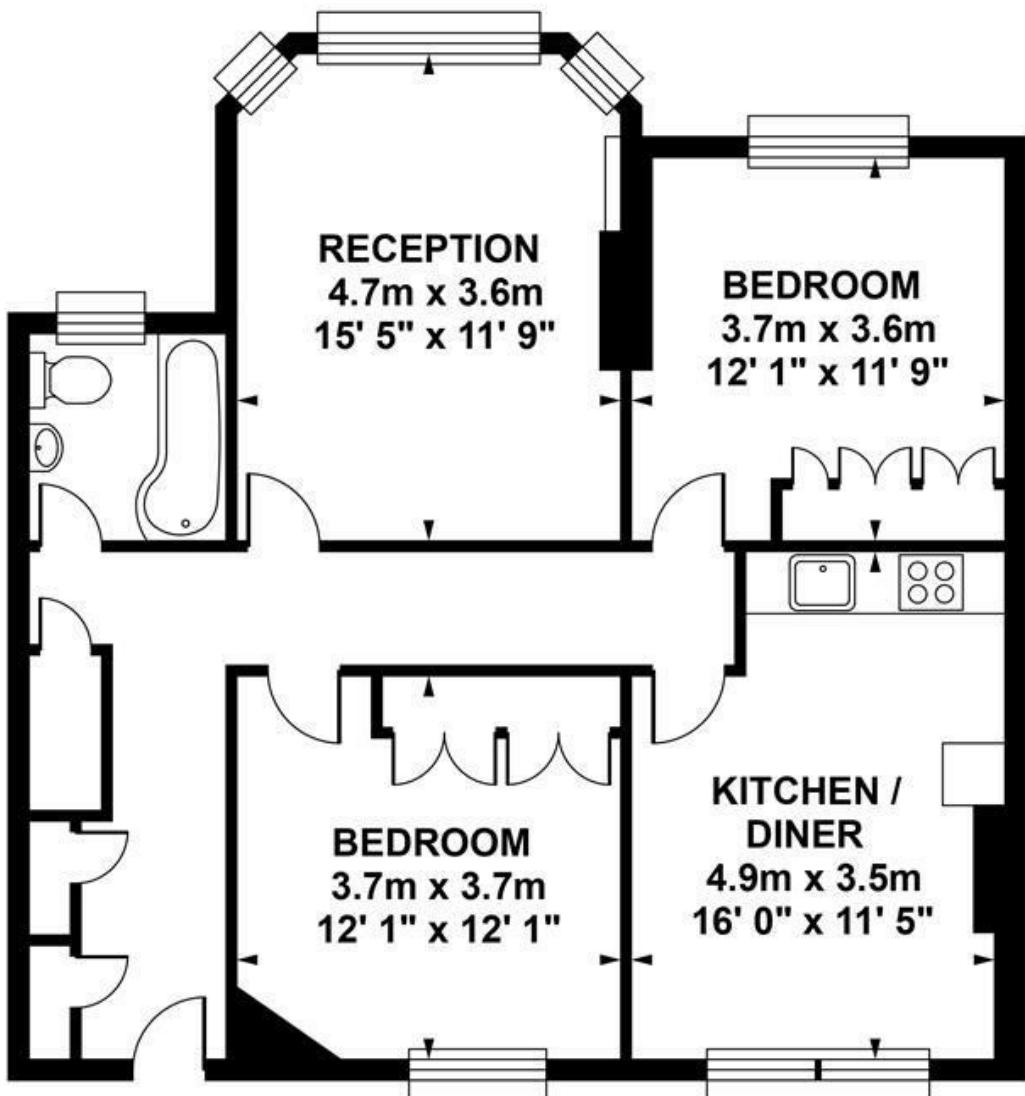
The reception enjoys plenty of light and a lovely aspect over the shared communal front space. A wonderful period mantel and multi-fuel stove sits on the right wall. Shelving, picture rails and cornicing continue to delight. Opposite this room you find the first of your double bedrooms. It's a peaceful rear-facing affair overlooking the wall-tended communal rear garden. There's a dainty period feature fireplace, white painted original floorboards and racks of storage. The kitchen shares this leafy aspect and soaks in yummy morning light. It's a generous kitchen/diner with Parquet flooring and space for family and formal dining. The cabinet and counter space runs on two walls and there's a sublime original decorative mantel and feature stove. Last but not least comes your second double bedroom which dons more picture rails, cornicing and storage. A fancy period feature fireplace with tiling complete the tour.

Oval tube (Northern Line) is an easy 9 minute walk. You can also grab one of the many buses that whip past (a trip to Victoria will take about 20 minutes on the bus from here). All the facilities of Camberwell Green are close by, including Theo's Pizzeria for yummy eats and treats. The Camberwell Arms does a cracking roast. It's even won OFM's best Sunday lunch! The Crooked Well is another fine venue you can finish it all off with a pint of black at the Hermit's Cave. Fitness? Have a leisurely swim at the much loved Camberwell Baths and Kennington Park is just up the road with its open spaces and tennis courts. There's also a Pure Gym just a few moments away. Even closer is the lovely Myatt's Fields with kids playground and tennis courts. And if you like cricket then don your Panama and take a hamper up to the Oval!

Tenure: Share of Freehold

Lease Length: 952 years

Council Tax Band: C



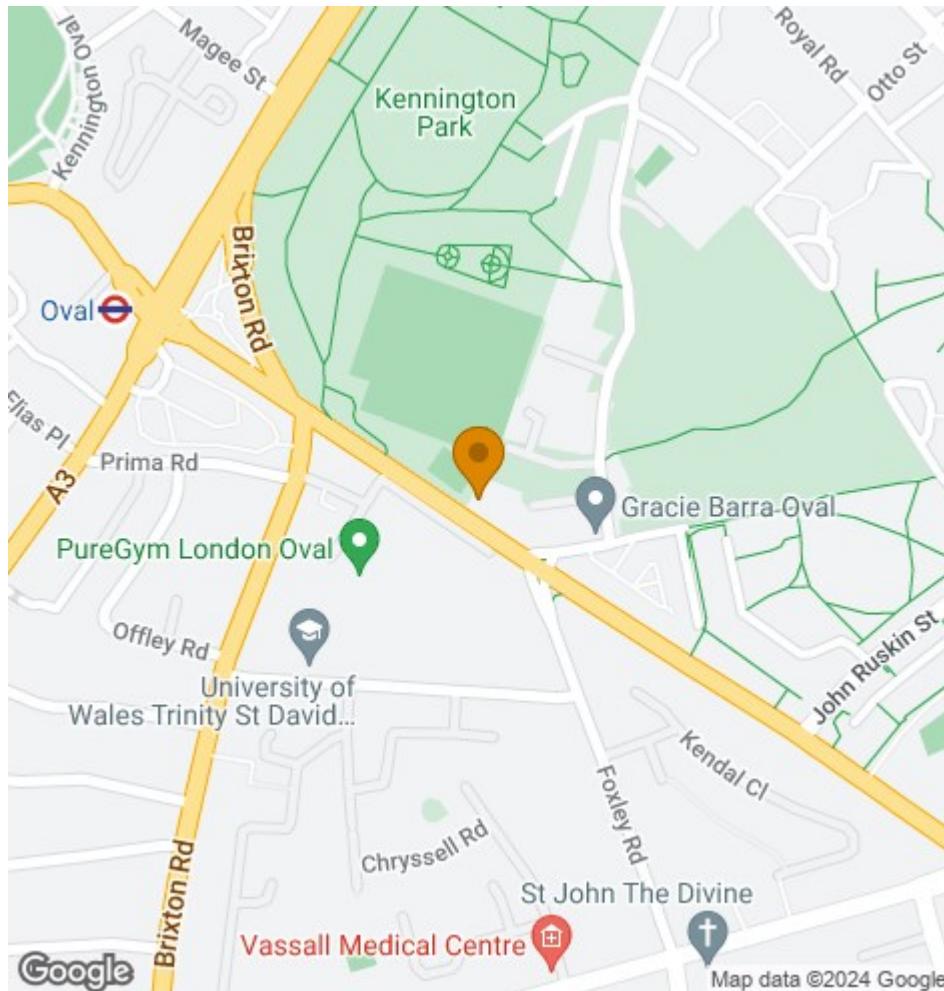
## SECOND FLOOR

Approximate. internal area :  
81.50 sqm / 877 sq ft

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B	76	82	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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