

KEMERTON ROAD, CAMBERWELL, SE5  
SHARE OF FREEHOLD  
£600,000



## SPEC

Bedrooms : 2

Receptions : 2

Bathrooms : 1

Lease Length: 990 years remaining

Service Charge: n/a

Ground Rent: n/a

## FEATURES

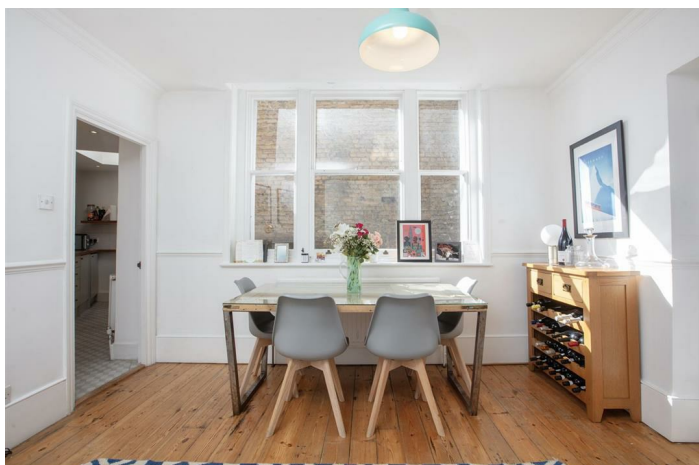
Wonderful Corner Position

Private Entrance and Patio

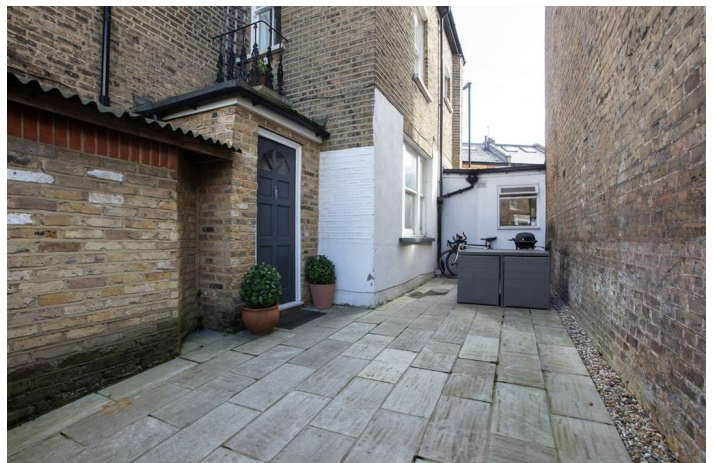
Two Large Double Bedrooms

High Ceilings

Share of Freehold



KEMERTON ROAD SE5  
LEASEHOLD - SHARE OF FREEHOLD



Large Bright Two Bedder with Private Entrance and Patio Garden - CHAIN FREE.

This fabulous two bedder takes the whole ground floor in this attractive quirky period building that straddles the very lovely Bicknell and Kemerton Roads. The property boasts its own private wooden gated entrance, patio garden, two proper double bedrooms and a separate lounge and modern kitchen. The bathroom is slick and contemporary too. You're literally seconds away from the popular leafy expanse of Ruskin Park. Denmark Hill station is an easy walk away where you can jump on the London Overground Line – you'll be strutting your stuff down Shoreditch High Street in no time at all! Canary Wharf (via Canada Water) is also easy as pie. You're within easy reach of cool Camberwell and bustling Brixton - that's bars, clubs, shops and some of the best restaurants in South East London!

The flat is accessed to the side of the building through a handsome high wooden gate. This opens to your spacious private patio garden which will easily host the summer gathering. The flat also includes a small leafy section to the front of the building. An entrance hall with space for coats and brollies leads inward to your reception which faces over the patio and enjoys maximum privacy whilst also benefiting from afternoon light. There's plenty of dining and lounging space and some dishy original timber flooring. An adjoining galley kitchen enjoys solid oak counters running a generous length. Appliances include a four ring gas hob and oven and there's a lovely ceramic sink and drainer. It's all kept light and airy with a side aspect window and large skylight.

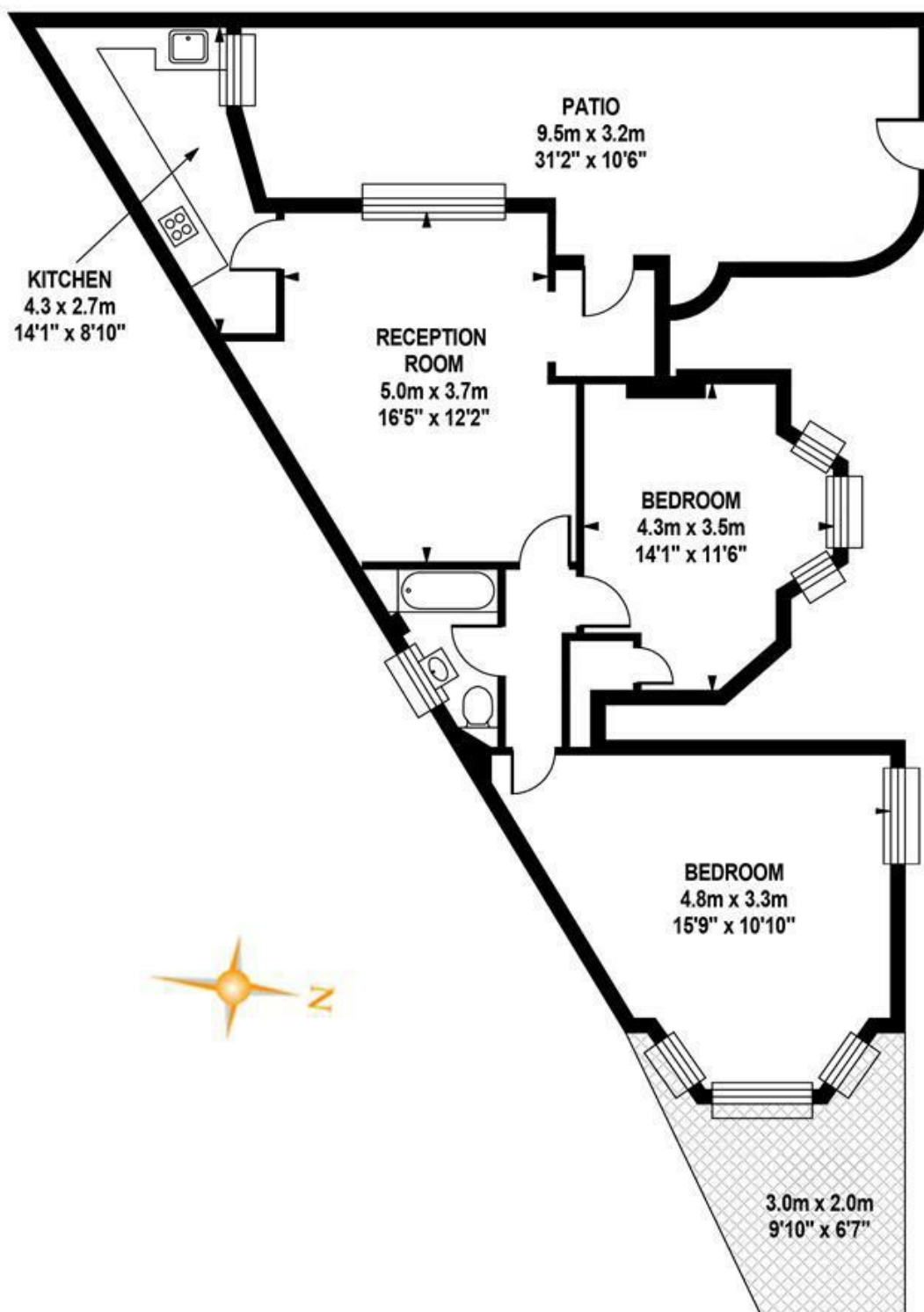
The first of your decidedly substantial bedrooms sits beyond the reception with a wide side aspect bay window, picture rails and a deep recessed storage cupboard. A dishy, modern bathroom sits opposite this with lovely plaster-finish walls, contemporary bath with drencher and matching suite. Last but not least comes a huge master bedroom with dual aspect and super wide bay window. There's a tasteful moody feature wall, high ceilings and frosted lower panes for privacy.

The location puts you close to so much too - Ruskin Park is a joy whatever the season (anyone for tennis?), Camberwell's bars and eateries are a 5 minute stroll and Brixton is a short bus hop. Loughborough Junction station is also very close by, and has great links to Blackfriars and Farringdon. Herne Hill and the lovely Brockwell Park are just 15 minute walks away, while Dulwich and East Dulwich are just a little further - Lordship Lane will keep you busy whatever the weather!

Tenure: Share of Freehold

Lease Length: 990 years remaining

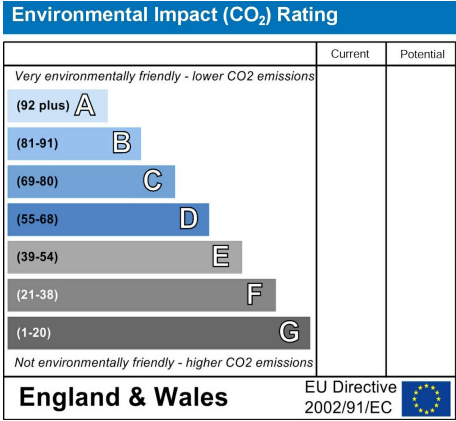
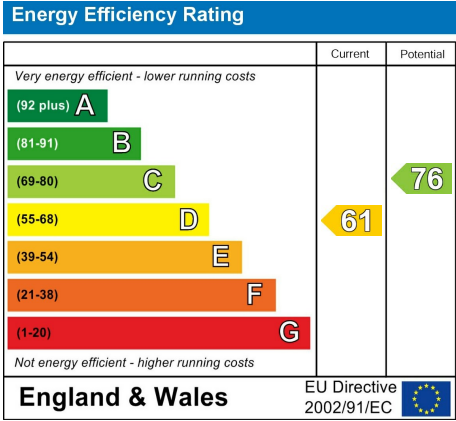
Council Tax Band: B



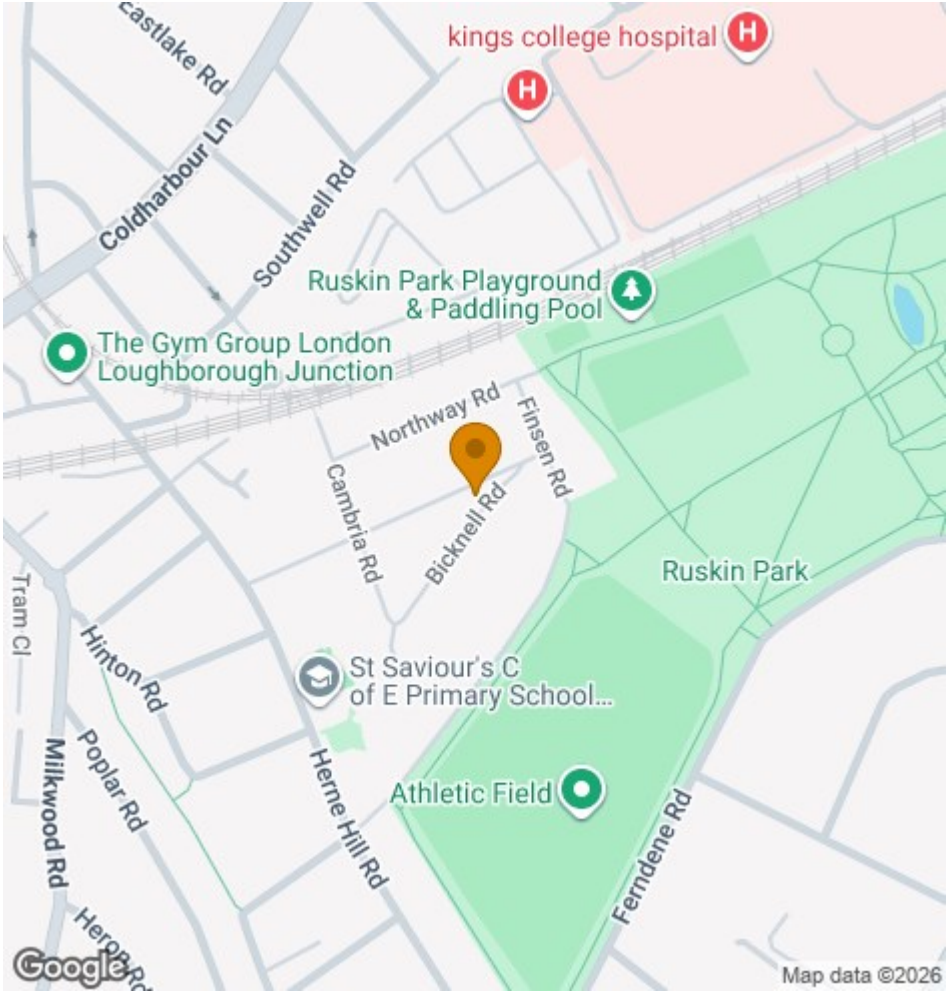
### TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 68.09sq m / 733 sq ft  
Measurements for guidance only / not to scale

KEMERTON ROAD SE5  
LEASEHOLD - SHARE OF FREEHOLD



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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