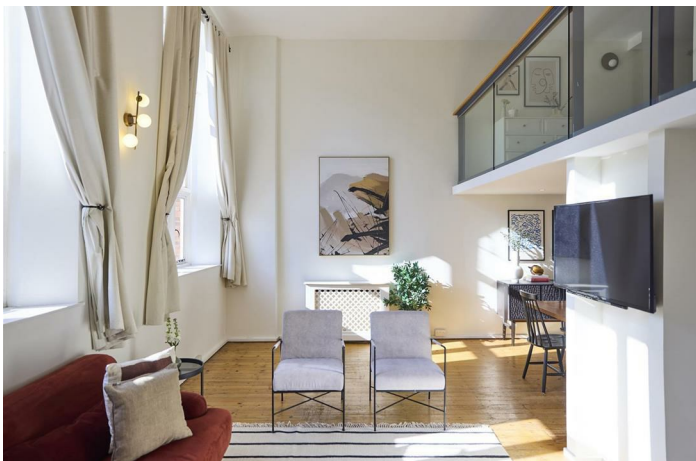


CORMONT ROAD, CAMBERWELL, SE5  
SHARE OF FREEHOLD  
£599,950



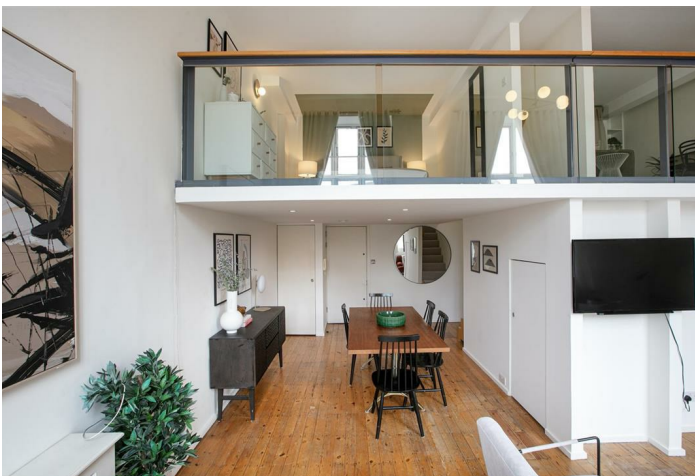
## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

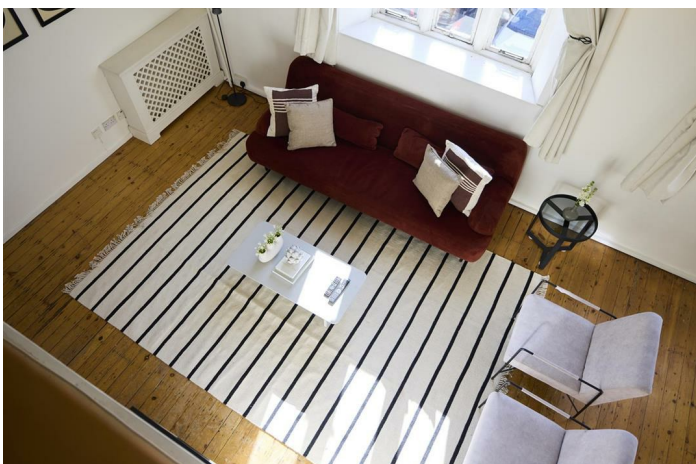
Lease Length: 120 years remaining  
Service Charge: £4,300 per annum  
Ground Rent: £100 per annum

## FEATURES

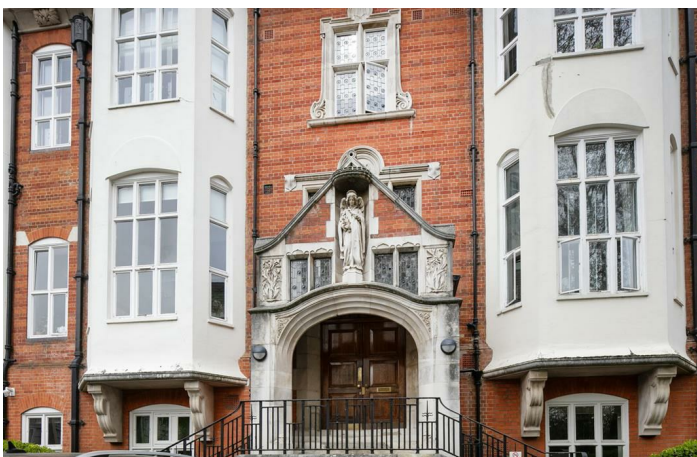
Parkside Position  
Mezzanine Floor  
Landmark Grade II Listed Conversion  
Double Height Ceilings  
Secure Gated Development  
Allocated Off-Street Parking



CORMONT ROAD SE5  
LEASEHOLD - SHARE OF FREEHOLD



CORMONT ROAD SE5  
LEASEHOLD - SHARE OF FREEHOLD



CORMONT ROAD SE5  
LEASEHOLD - SHARE OF FREEHOLD



Plush Grade II Listed Parkside Two Bedroom Convent Conversion - CHAIN FREE.

Enjoying a commanding position seconds from the very lovely, Victorian, Myatt's Field Park, this landmark Grade II Listed loft style convent conversion boasts well appointed, and beautifully presented open plan accommodation. The gated development also enjoys the security of an on-site guard/porter. Accommodation comprises a huge reception with double height ceilings and windows, kitchen, two double mezzanine bedrooms and a modern bathroom. The interior allows for an entirely versatile living environment - working from home is a cinch. The block sits just seconds from the inimitable charm of Myatt's Field Park with its bandstand, fully-licenced café, tennis courts and roses – a true joy regardless of the weather. Nearby Camberwell offers a full range of shops, weekend markets and opportunities for both café, restaurant and pub dining. Oval and Brixton stations provide Zone 2 Tube connections. From Oval, one can travel to the West End in less than 10 minutes! Loughborough Junction gives access to Thameslink services.

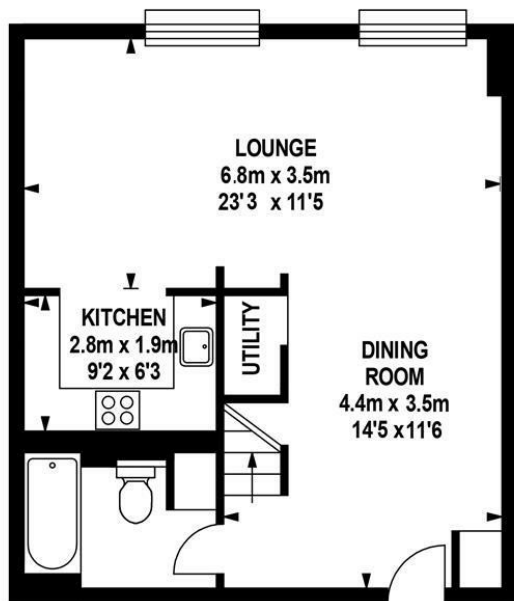
The development sits back from the leafy sweep of Cormont Road behind tall ornate gates. A handsome, red bricked exterior enjoys abundant original decorative detail and adornments. Steps lead up from the well-maintained communal grounds to a grand shared entrance. The on-site porter offers additional security and is most-helpful with taking packages and affording access to tradesmen when required. An added benefit of allocated off-street parking ensures your prized motor will be kept secure round the clock. The communal area supplies wonderful original detail and a plush hallway leading to your flat on the upper ground. Inside you're greeted by gorgeous original timber floors and crisp neutral decor. The formal dining area sits straight ahead - you'll easily seat 12 for Christmas. Past this, the ceilings rise to double height - the space positively sparkles in natural light owing to two huge original windows. There's a tonne of living, lounging and dining space and the contemporary kitchen neatly adjoins with a full range of appliances. Completing this floor is fitted storage and a well stocked bathroom. Steps lead upward to your mezzanine floors where a lovely double space to either side supply a flexible arrangement - slumber, study or further living space? There's easily space for two to work from home at once. From the mezzanine floor you can spy down over your fantastic reception below and really appreciate the scale of those wonderful ceilings.

A number of buses on Camberwell New Road will whizz you to the underground station at the Oval (Northern Line) (a fifteen-minute walk away) or take one directly into the West End (a 30 minute trip). If you work in the city, Loughborough Junction mainline station (Blackfriars & City Thameslink) is around 15 minute walk away. There are shops too within easy walking distance. After a hard day at the office chill out at your locals 'The Bear' or the much loved 'Sun of Camberwell', each with good food and great cocktails. We also love the 'Camberwell Arms' for tasty nosh and a pint. The Kerfield Arms has recently been awarded a Michelin star and offers an exquisite and affordable lunch special. Nearby Brixton has a further flood of great things to do. The 'Ritzy' cinema is a fine spot to catch art house and mainstream movies. Windrush Square is a fine spot for a sit down. There's a huge selection of bars and restaurants - we love the Brixton Village covered market. If the weather's good you can practice your forehand at the tennis courts in Myatt's Fields opposite.

Tenure: Share of Freehold

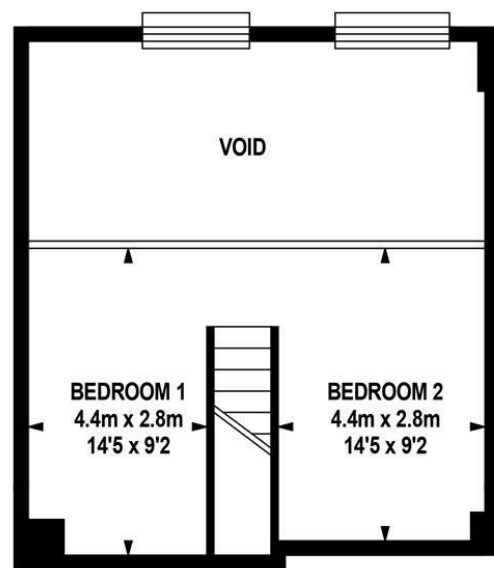
Lease Length: 120 years remaining

Council Tax Band: E



**GROUND FLOOR**

Approximate Internal Area :-  
51.59 sq m / 555 sq ft



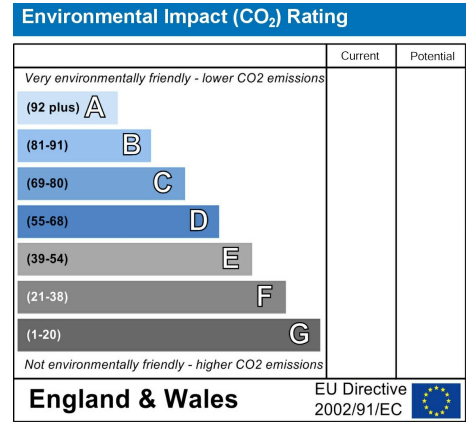
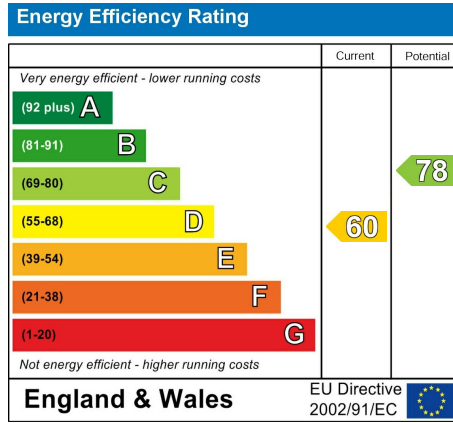
**FIRST FLOOR**

Approximate Internal Area :-  
26.92 sq m / 290 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 78.51sq m / 845 sq ft  
Measurements for guidance only / not to scale

**CORMONT 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.

