

ELMINGTON ROAD, CAMBERWELL, SE5
LEASEHOLD
£425,000



SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length : 108 years remaining

Service Charge : n/a

Ground Rent : £200 per annum

FEATURES

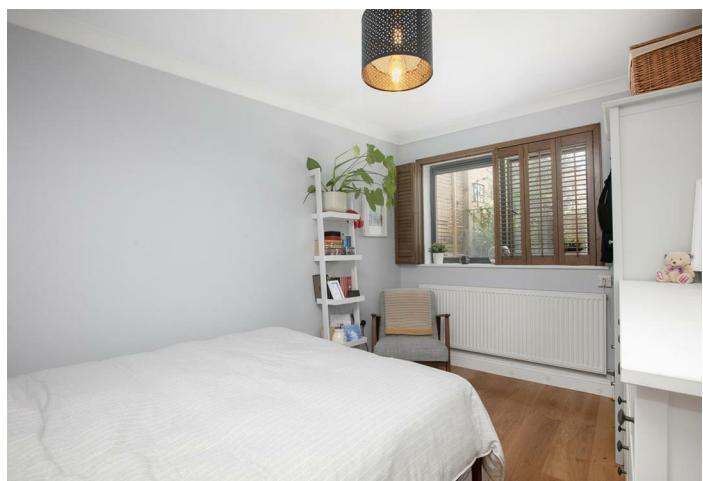
Private Entrance

Private Patio Garden

Tasteful Contemporary Interior

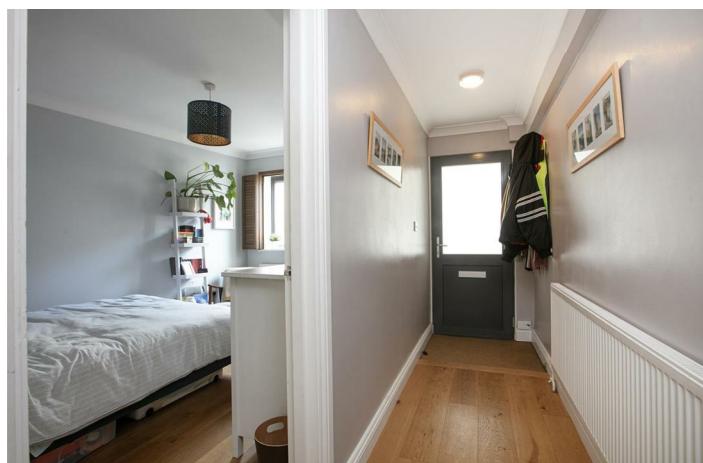
Close to Brunswick Park

Leasehold



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Well Presented One Bed Garden Flat Moments from Brunswick Park.

Sitting within a pleasant and brief stroll of the much-loved Brunswick Park, this slick one bedder enjoys its own private entrance, a tasteful interior and private patio garden with direct access. The accommodation is laid out over the lower ground floor of a contemporary corner property and comprises a double bedroom, modern bathroom and comfy living area with handsome kitchen. It's a wise lifestyle choice this one! This wonderful location enjoys a mature, leafy and friendly vibe. You're mere minutes from Brunswick Park with its tennis courts, coffee and art gallery. The location also allows easy access to the City and West End from a multitude of buses travelling along the main road. Alternatively take a 15 minute stroll up to Denmark Hill station where, in addition to the London Overground line, you can pick up fast, direct and regular services to Victoria, London Bridge and Blackfriars.

Steps lead down to your private entrance - that's one thing we love not sharing! The inner hall has yummy engineered wide oak flooring and thoughtful neutral wall tones - a theme in abundance throughout. The double bedroom sits first on your right with a wide front aspect casement window enjoying louvered blinds. Simple coving and more tasteful styling continue the charm offensive. A wide contemporary bathroom comes next with a pristine white suite, wood panelled bath and a drencher fitting for the shower. Heated towel rail and matching wall and floor tiles complete the look.

There's a deep recessed storage cupboard preceding the living area which invites you from the end of the hall. Here you meet high gloss white modern cabinets and counters running into an L on the right hand side. Further benefits include pretty grey splashback tiling, four ring gas hob, oven, integrated dishwasher and washing machine. The room widens toward the end to accommodate a comfortable lounging area and work-from-home space by a corner window which peers out to the garden.

The local area is a hub of activity with some excellent specialist shops, the Camberwell Baths, St Giles Church and many great restaurants and bars within easy walking distance. The Camberwell Arms is a fab spot for a roast - head upstairs from more cocktails. If specialist beers are your thing Stormbird will keep you happy all year round. We love a pint of black at The Hermits Cave and The Tiger. Brunswick Park is a matter of seconds away for relaxing or a spot of exercise or a game of tennis. Ruskin Park is easily reached too for more leafy fun

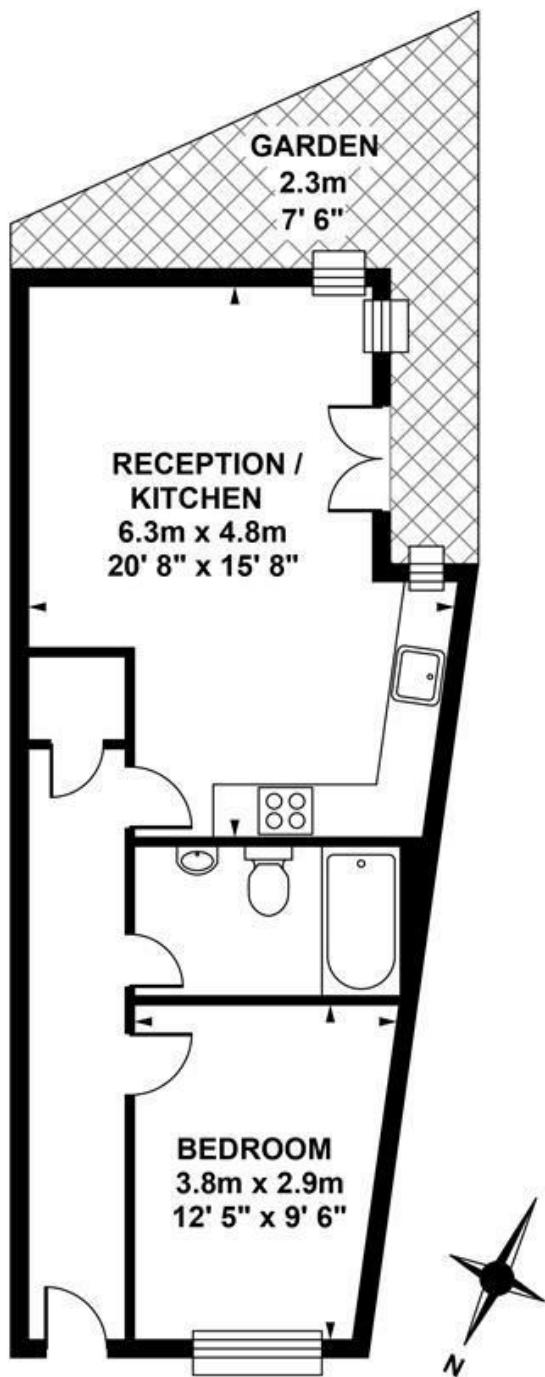
Tenure: Leasehold

Lease Length: 108 years remaining

Council Tax Band: C

ELMINGTON ROAD SE5

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LOWER GROUND FLOOR

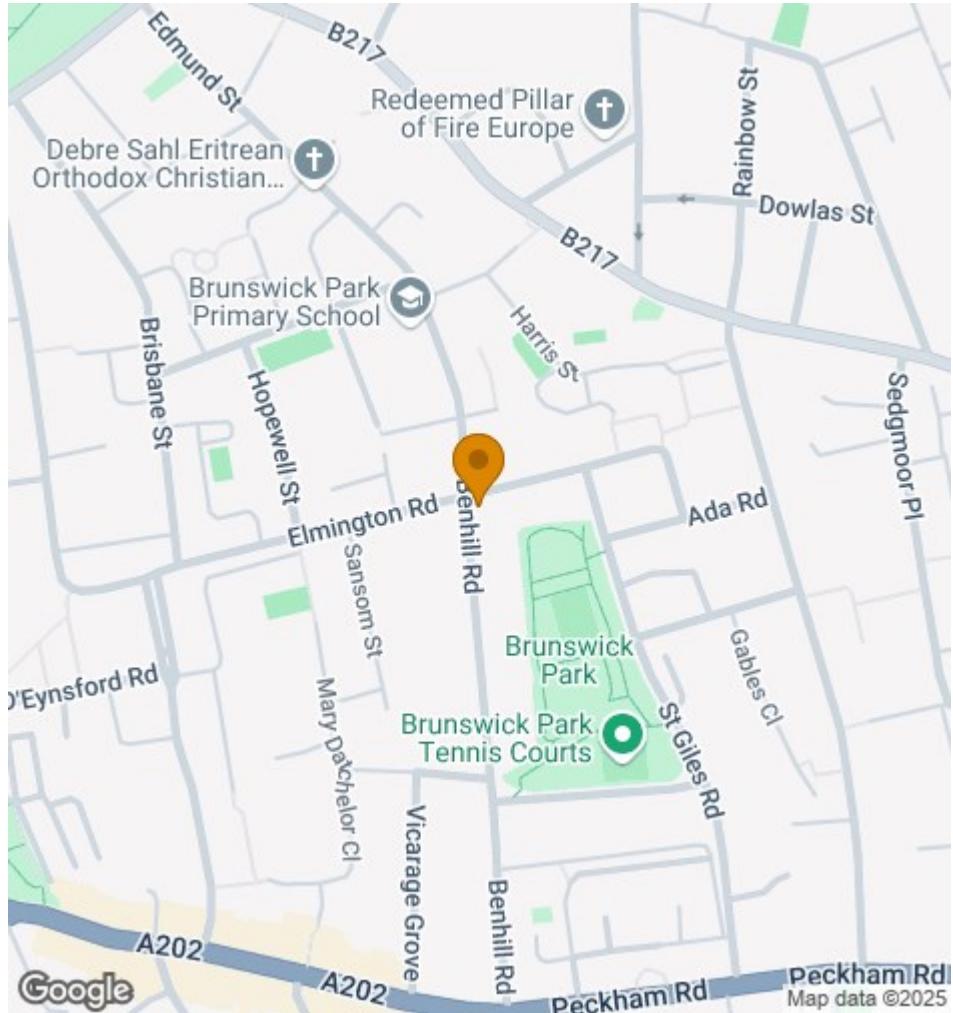
Approximate. internal area :
49.55 sqm / 533 sq ft

ELMINGTON ROAD SE5

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	77	77	(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 ₂ 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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