

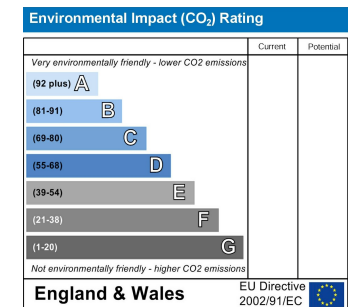
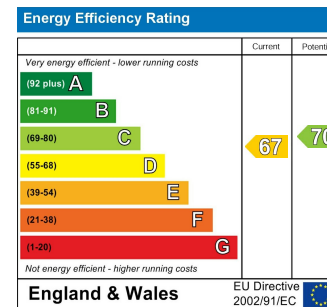


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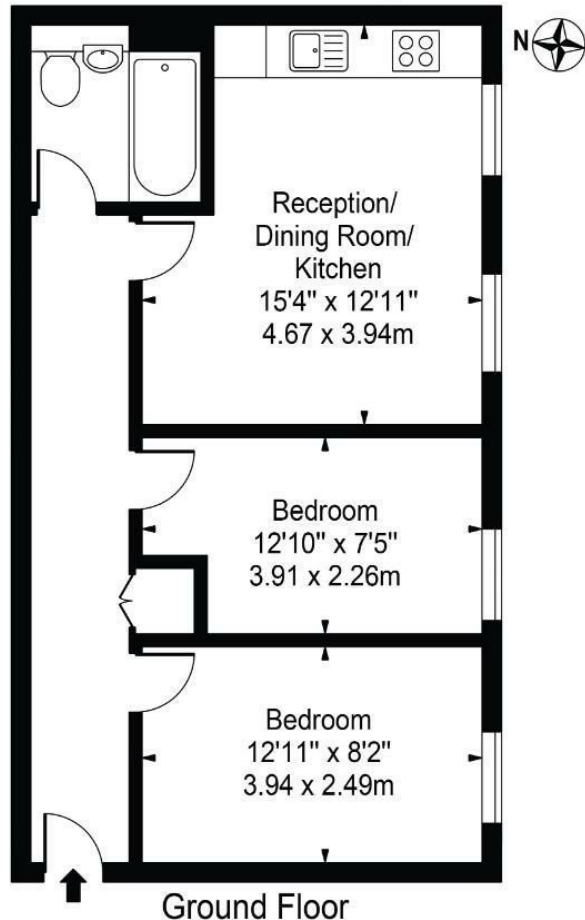
- Two Bedrooms
- Opposite Burgess Park
- Perfect For Commuting Professionals
- 106 Years Left On Lease
- Ground Rent £300 PA
- Service Charge £1424 PA
- Council Tax Band B
  - EPC Rating D
  - Chain Free





# Camberwell Road, SE5 0EG

Approx. Gross Internal Area 552 Sq Ft - 51.28 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.

All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

A well-presented two bedroom apartment opposite Burgess park.

Internally you are presented with an open plan kitchen and reception room, with space to relax and entertain, finished with sleek white walls and wood flooring. The kitchen is well presented with white tiled splashbacks, a marble effect worktop finished with white wall and base units, and comes fitted with an integrated oven and hob, dishwasher and washer and dryer. There are two bedrooms in the property, with both having white walls and one fitted with soft carpeting. Moving back into the hallway you will find the three-piece bathroom suite, which has a modern finish and is fitted with a heated towel rail, a sink, a toilet, an inset mirror and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash.

Camberwell road is in the heart of a regeneration scheme which has encouraged dramatic uplift in both Camberwell and Walworth. The nearest park is Burgess Park which is only a 0.1 mile walk away. The Park is Southwark's largest green-space and includes a lake, barbeque facilities, BMX track, tennis courts and community gardens. Camberwell is fast becoming a top-notch food destination with several Jay Rayner favourites. Walworth Road and Elephant and Castle are under-going a dramatic transformation, attracting professionals. Elephant and Castle Station (Northern, Bakerloo) is your nearest station for Underground and Overground Services. From here you also have a mainline station (Thameslink) and buses heading to the West End and City.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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