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Camberwell Road , London, SE5 | Guide Price £475,000 to £500,000
Call us today on 020 7708 2002



- Two Bedrooms
- Two Balconies
- Two Bathrooms
- Communal Roof Terrace
- Modern Finish Throughout
- Lease 242 Years

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84 84

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

Guide Price £475,000 to £500,000

In the Heart of Camberwell, this Stylish and Spacious Two-Bedroom Apartment, Boasting Two Private Balconies, Two Modern Bathrooms, and Access to a Communal Roof Terrace - Chain Free!

Upon entering, you'll find a spacious and well-lit living and reception area, thoughtfully designed to accommodate both relaxation and entertaining guests. Sleek white walls, elegant wood flooring, and floor-to-ceiling triple-aspect windows infuse the space with natural light and a modern vibe. The large balcony, accessible from the living area provides an outdoor retreat, with ample room for a table and chairs, making it an ideal spot to unwind after a busy day. The kitchen features stylish wall and base units, an integrated oven and hob, and complimentary worktops, offering both functionality and a polished finish. Heading through the property you will find two bedrooms, with the master bedroom offering ample space for a double bed and other furnishings, built in storage space, and direct access to a balcony, seamlessly blending indoor and outdoor living. The second bedroom continues the property's contemporary aesthetic, boasting fresh walls, and space for a double bed. There is a three-piece bathroom suite, located off the hallway, finished with floor-to-ceiling tiles, and an inset mirror. It includes a built-in W.C., a towel rail, and a bathtub with an overhead shower, perfect for a relaxing soak or the busy morning dash. Adjacent you will find another bathroom, fitted with a large inset mirror, a toilet, a sink and a walk in shower for convenience.

Residents also enjoy access to a well-maintained communal garden, offering picturesque views of the city skyline, including iconic landmarks such as the Shard and the spire of St. Giles Church.

Being in the centre of Camberwell, there are plenty of shops for essential needs, food spots, bars and lounging coffee shops mixed in with the vibrant green space. There are many bus stops offering transport links for all over London. Denmark Hill station is 0.7 miles walk away and has an Overground service with services to London Victoria, Clapham Junction and Dalston Junction. Camberwell is famous for its art scene and the South London Gallery is a 0.7 mile walk away – they also serve delicious brunch in their cafe.

Tenure: Leasehold

Council Tax band: D

Authority: London Borough of Southwark

Lease length: 242 years remaining (Started in 2017 with a lease of 250 years)

Ground rent: £300 a year (Not subject to increase)

Service charge: £2,400 a year

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 5

Has lift: Yes

Over commercial premises: Yes (Offices below)

Parking: None

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Communal heating system

Heating features: Triple glazing

Building safety issues: No

Restrictions

Title TGL540175 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The flat cannot be used as a licensed betting office or turf accountant's office. - Any sale or transfer of the flat by a sole owner requires court approval unless it's done by a trust corporation. - Selling or transferring the property requires a certificate confirming compliance with specific lease clauses unless otherwise stated. - Any sale or transfer of the property requires written consent from National Westminster Bank PLC. - Any sale or transfer of the property requires written consent from Homes and Communities Agency.

Rights and easements

Title TGL540175 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The lease may include certain easements, which are rights to use parts of the property for specific purposes as detailed in the lease agreement.

Public right of way through and/or across your house, buildings or land: No

Flood risk: Long-term flood risk

Sorry, long-term flood risk information could not be collected. We'll try again shortly.

History of flooding: No history of flooding has been reported.

Coastal erosion risk: No

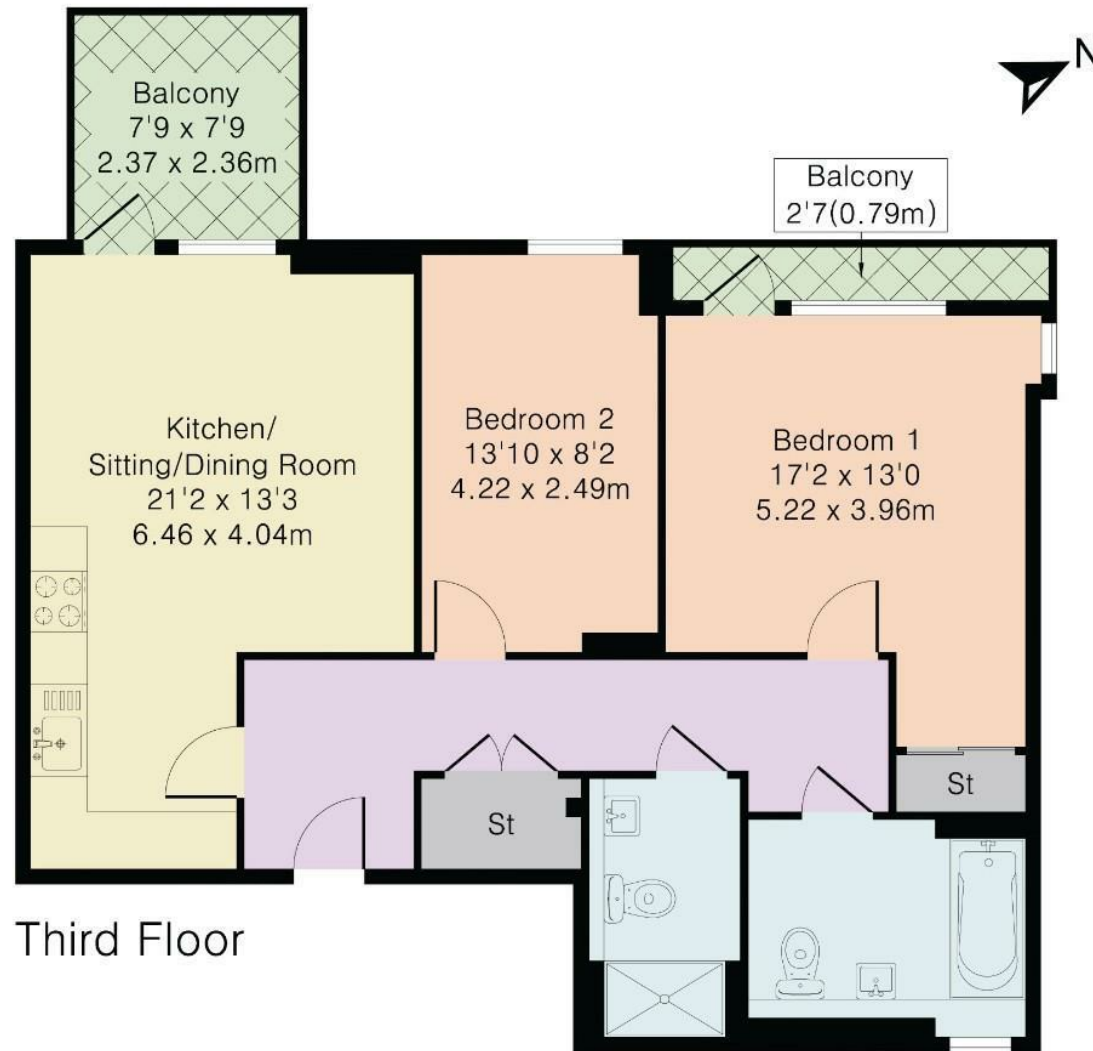
Planning and development: No

Listing and conservation: No

Accessibility: Lift access, Wide doorways

Coalfield or mining: No coal mining risk identified

Approximate Gross Internal Area 791 sq ft - 73 sq m



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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