



Camberwell New Road, LONDON SE5

welcome to

Camberwell New Road, LONDON

We are delighted to introduce this fabulous two double bedroom period conversion flat, with direct access to a sizeable private rear garden. The property occupies the lower ground floor of this imposing period residence and is an ideal property for those who enjoy entertaining or being outdoors with the garden size being a real rarity for a flat. The property is situated in a sought after residential location within easy reach of Myatts Field Park which is popular amongst families and is also within just 0.5 miles of Oval tube station (Northern Line). Kennington tube station (northern line) is also nearby, as are the various shops, restaurants and bars of Camberwell. There are also a wide selection of bus routes available on Camberwell New Road and Camberwell Road.

Accommodation comprises an entrance hall, two genuine double bedrooms, large living room, kitchen, bathroom and rear garden.

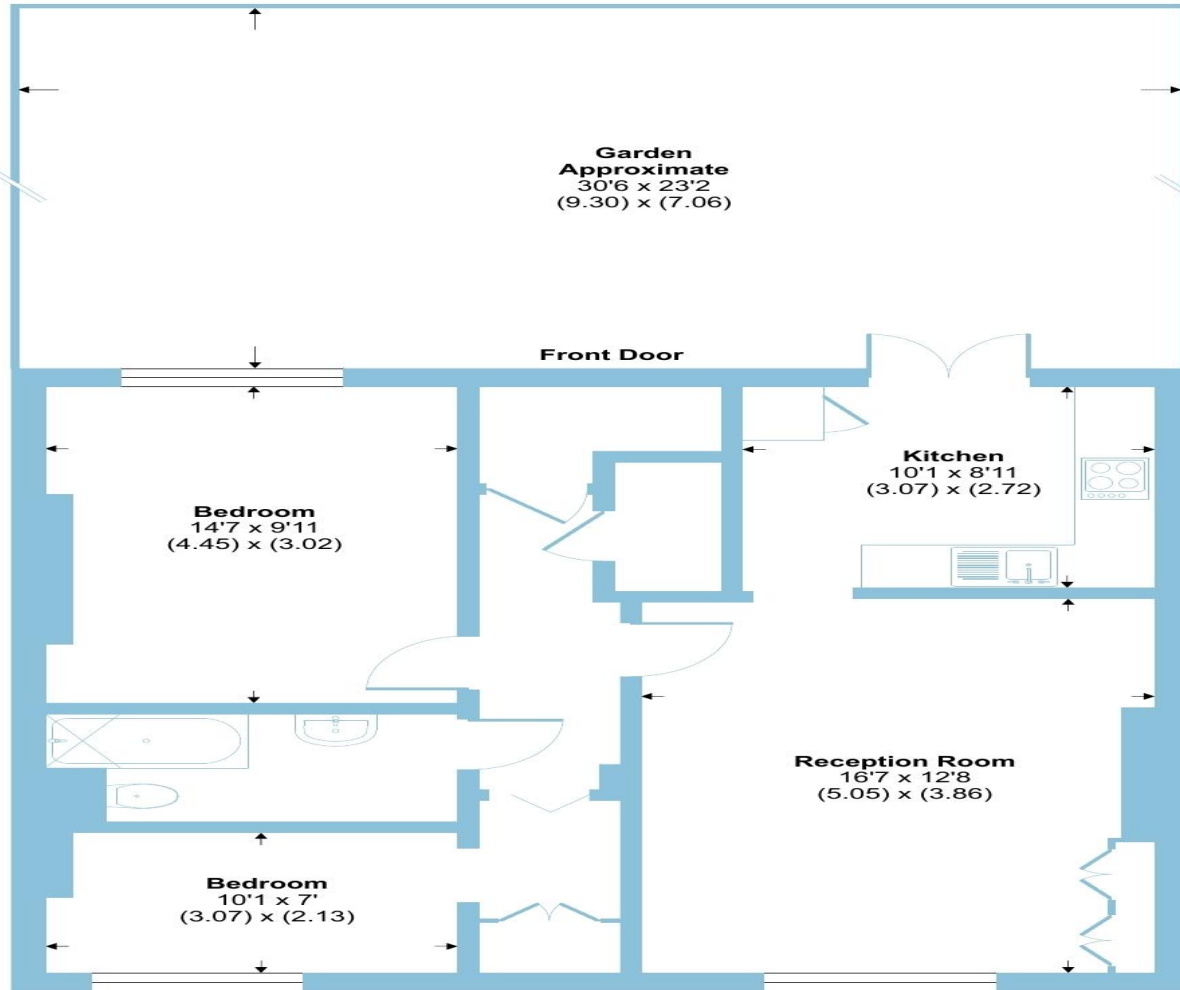
Early viewings advised as quick sale expected.



Camberwell New Road, London, SE5

Approximate Area = 743 sq ft / 69 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Barnard Marcus. REF: 1104067



welcome to

Camberwell New Road, LONDON

- Two Double Bedrooms
- Lower Ground Floor
- Large Private Rear Garden
- Period Conversion
- Resident Permit Parking Available

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£600,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110381



Property Ref:
KGT110381 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



barnardmarcus.co.uk