



Ayres Court New Church Road, London SE5

welcome to

Ayres Court New Church Road, London

We are delighted to introduce this hugely spacious and superbly appointed two double bedroom ground floor modern built apartment, with direct access to a secluded private rear garden. The property spans an impressive 872 sq ft and benefits from an ensuite to the master bedroom along with being available for sale with no onward chain. The property is situated on the sought after Camberwell Fields development just moments from Walworth Road with its selection of boutique shops, cafes - including the beautiful Fowlds Cafe, restaurants and wine bars. The property is superbly serviced with transport links with Kennington, Oval and Elephant & Castle stations all being found within 1 mile, ideal for today's professional commuters. There are also multiple bus routes running along the Walworth Road and the green open spaces of Burgess Park are only moments away.

Accommodation comprises an entrance hall with several storage cupboards, two genuine double bedrooms of similar proportions with en suite to the master, family bathroom, a fantastic open plan kitchen/dining/reception room opening on to the garden.

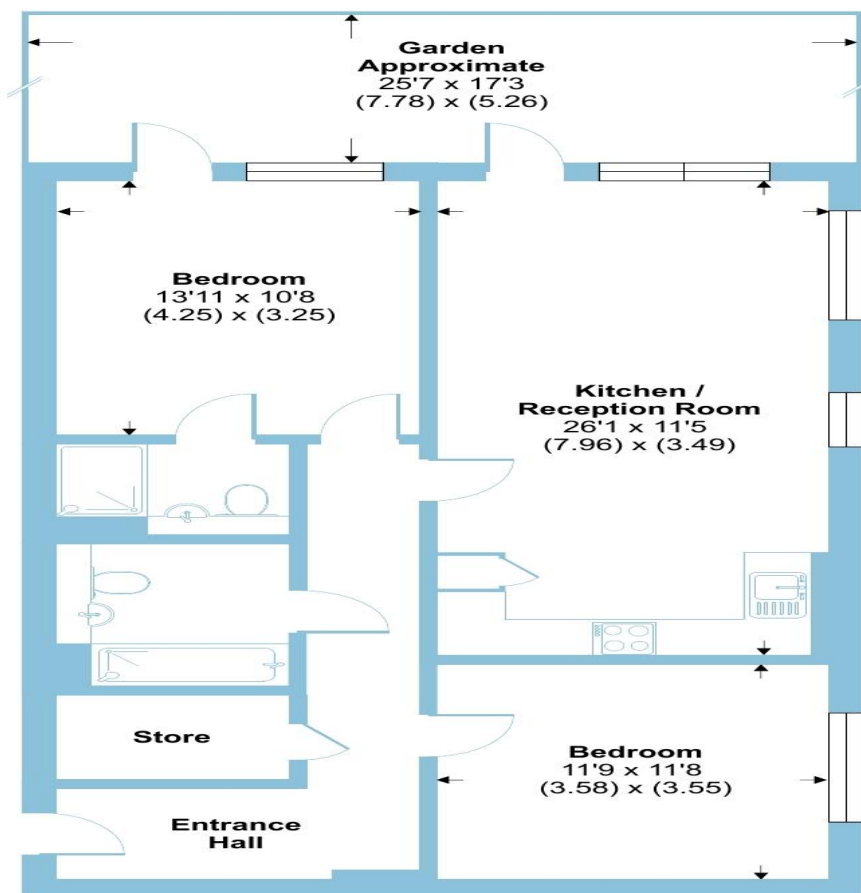
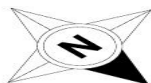
Internal viewings are a must to fully appreciate this truly special apartment.



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Approximate Area = 872 sq ft / 81 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1318721

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- Two Double Bedrooms
- Private Rear Garden
- Ground Floor
- No Onward Chain
- En Suite to Master

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 4384.80

Ground Rent: 350.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£525,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110853



Property Ref:
KGT110853 - 0012

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.

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