

ELMINGTON ROAD, CAMBERWELL, SE5
LEASEHOLD
OFFERS IN EXCESS OF £450,000



SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length: 105 years remaining
Service Charge: £1352 per annum
Ground Rent: £10 per annum

FEATURES

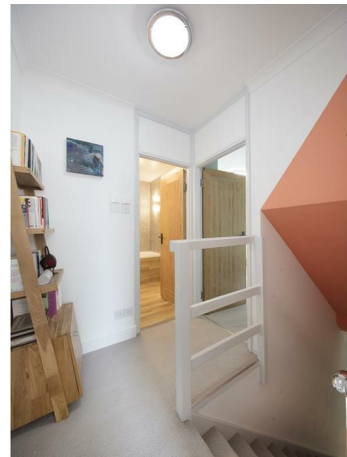
Split Level
Wonderful Shared Gardens
Elegant Decor Throughout
Plenty of Storage
Underfloor Heating



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Stylish Split Level Two Bedder With Dishy Finish and Wonderful Shared Gardens.

This marvellous two bedder ticks all the boxes! Sitting on the leafy, mature corner of Elmington and Sansom streets, the property enjoys two expertly presented floors filled with an elegant décor, generous storage and comfortable living, dining and slumber spaces. The accommodation comprises reception, large contemporary kitchen, two lovely bright double bedrooms, modern bathroom and a ground floor walk-in storage room - perfect for any amount of whatnot. The property also enjoys direct access to a fab shared garden and further (even larger) communal space with raised allotment beds and mature leafiness. 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.

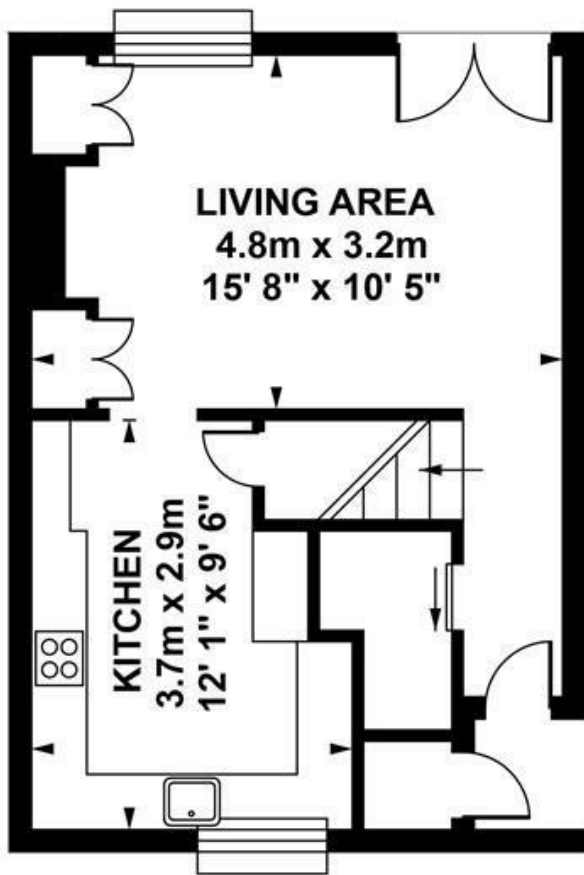
The maisonette enjoys a private entrance. This leads inward to a welcoming hall with the walk-in storage point immediately on your left. Walk dead ahead to find your bright and bold west-facing reception which dons exceptional Farrow and Ball 'Green Smoke' walls (our personal favourite). There's plenty of lounging and dining space and access via French doors to the first of your shared gardens. It's a peaceful, mature and leafy space with healthy lawn and tonnes of sun-baking opportunities. The kitchen adjoins the reception and boasts abundant counter and cabinet space, integrated fridge/freezer, dishwasher and a four ring Bosch induction hob. A front aspect window supplies some lovely morning light. Upward to the first floor you find a slick and tasteful landing with another splash of welcome colour. You'll note high-spec Phillips hue architectural lighting throughout this floor. The master bedroom enjoys a sage green accent wall, recessed storage and views toward the second communal green space. A second double faces the far side of the landing with access to more deep storage. The swanky modern bathroom sits in between with lovely tiling, bath and an as-new white suite. The current owners have also replaced the radiators upstairs with brand new energy efficient ones which include multi-zone Nest heating controls.

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

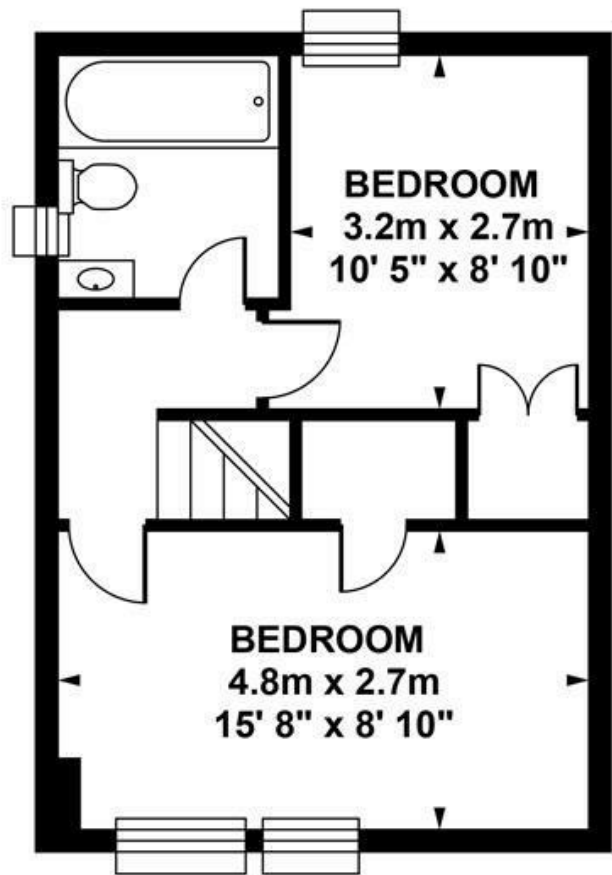
Lease Length: 105 years remaining

Council Tax Band: B



GROUND FLOOR

Approximate. internal area :
32.40 sqm / 349 sq ft




FIRST FLOOR


Approximate. internal area :
33.60 sqm / 362 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 66.00 sqm / 711 sq ft
Measurements for guidance only / Not to scale

ELMINGTON ROAD SE5
LEASEHOLD

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		
	72	77
England & Wales	EU Directive 2002/91/EC 	

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 	

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.

