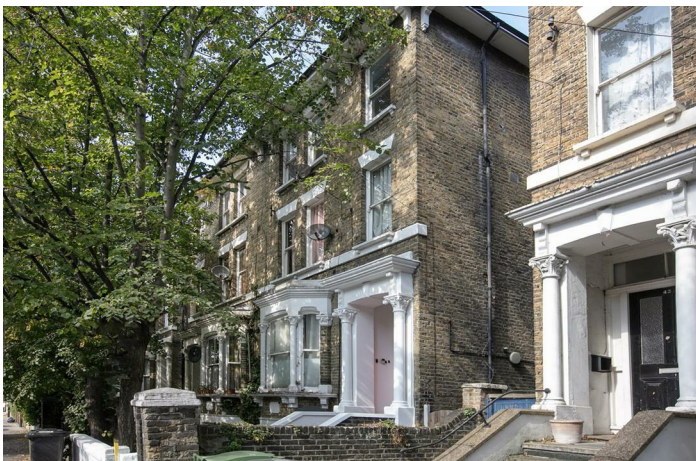


LILFORD ROAD, CAMBERWELL, SE5  
LEASEHOLD  
OFFERS IN EXCESS OF £500,000





## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

Lease Length: 102 years remaining  
Service Charge: £500 per annum  
Ground Rent: £100 per annum

## FEATURES

Period Building  
Top Floor  
Private Section of Garden  
Convenient Location  
Leasehold



LILFORD ROAD SE5  
LEASEHOLD





LILFORD ROAD SE5  
LEASEHOLD



Bright Well Placed Top Floor Two Bedder with Private Garden - CHAIN FREE.

Enjoying a lofty position on the top floor of a handsome period building is this super two bedder. Neutrally presented and boasting a bright appointment throughout, the property comprises an open plan living area with modern kitchen and plenty of lounging and dining space, two double bedrooms and bathroom. There's a private section of the rear garden too! This immediate locality has a wonderful sense of community. Nearby Myatt's Field has regular community events, an original bandstand, tennis courts and fully-licensed café. Nearby Camberwell offers a full range of shops, weekend markets and opportunities for both café, restaurant and pub dining. Oval and Brixton stations provide a Zone 2 Tube connection and Loughborough Junction gives access to Thameslink services.

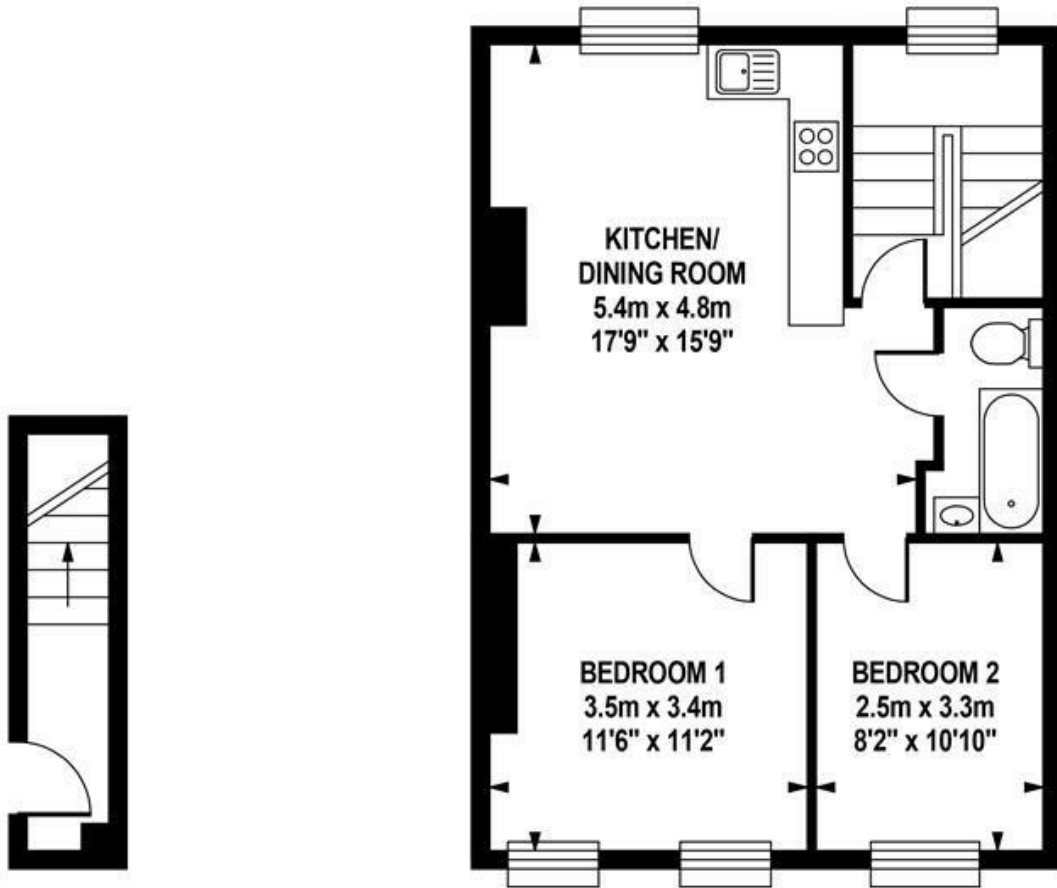
A shared entrance invites you up a grand set of stairs to the upper ground floor. A well presented communal hallway then leads you upward to a private entrance on the first floor. Your inner stairwell enjoys a rear facing window for light and there's plenty of hanging space for coats and brollies. The living space runs open plan to incorporate comfortable lounging, dining and cooking spaces. A large rear facing sash supplies lofty and leafy views over yours and surrounding gardens. The kitchen has solid wooden counters, modern white cabinets and a pristine four ring gas hob and oven. The raised cabinets have a funky vertical opening mechanism. A funky oblong contemporary wall radiator sits over by your lounging area which has a wall mount for the flat screen. Bedroom one is a lovely front facing double with two original sash windows, shelving and more wooden flooring. Bedroom two, another double, enjoys similarly dappled sunlight. Completing the interior tour is a neat bathroom with modern white suite. The private section of garden is accessed to the side of the building and sits to the rear. It's a fine size - perfect for entertaining in the milder months.

A number of buses on Camberwell New Road will whizz you to the underground station at the Oval (Northern Line) or take one directly into the West End (a 15-20 minute trip). If you work in the city, Loughborough Junction mainline station (Blackfriars & City Thameslink) is a five-minute walk away. There are shops too within easy walking distance. After a hard day at the office chill out at the much loved 'Sun of Camberwell with good food and great cocktails. We love 'The Crooked Well' or the 'Camberwell Arms' for tasty nosh and a pint. Nearby Brixton has a further flood of fab things to do. The 'Ritzy' cinema is a fab spot to catch art house and mainstream movies. Windrush Square has been tarted up too. There's a huge selection of bars and restaurants - we love the Brixton Village covered market.

Tenure: Leasehold

Lease Length: 102 years

Council Tax Band: C



### FIRST FLOOR

Approximate Internal Area :-  
4.14 sq m / 45 sq ft

### SECOND FLOOR

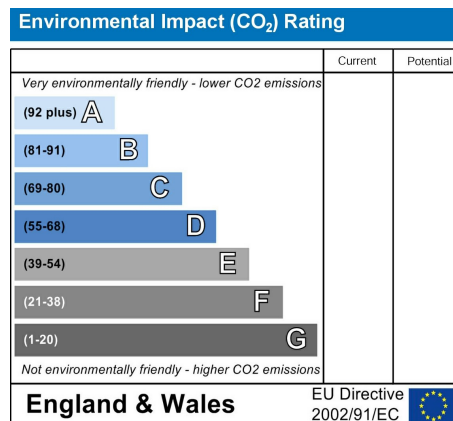
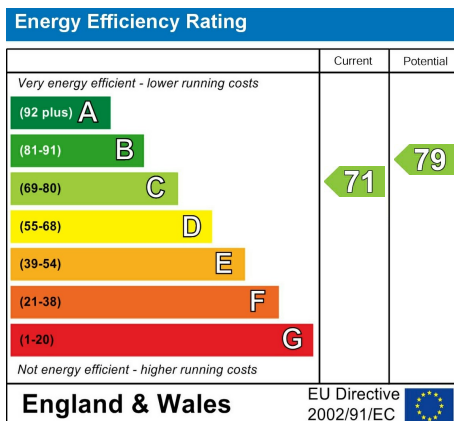
Approximate Internal Area :-  
54.29 sq m / 584 sq ft

### TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 58.43 sq m / 629 sq ft  
Measurements for guidance only / not to scale



LILFORD ROAD SE5  
LEASEHOLD



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.

