

WARNER ROAD, CAMBERWELL, SE5

LEASEHOLD

£500,000



SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 2

Lease Length : 114 years remaining

Service Charge : no set service charge

Ground Rent : £250 per annum

FEATURES

Three Bright Bedrooms

Master En Suite

Separate Kitchen and Living Area

Super Convenient Location

Leasehold



WARNER ROAD SE5

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Spacious Three Bedroom Period Conversion in Top Spot - CHAIN FREE.

This fantastic three bedder enjoys a spacious appointment on the second floor of a well-placed period number. The fittings and fixtures are sympathetic and well considered throughout. You'll enjoy polished porcelain bathroom tiles, engineered oak flooring, sympathetic wall shades and ecologically sensitive motion sensor lighting. The area boasts much to shout about. You're minutes from the peaceful and pretty Myatt's Field Victorian park - it's a perfect spot for a chill out. You can walk to Oval for a zone 2 Northern Line connection or indeed hop on any one of the numerous buses that will whizz you there. Loughborough Junction is also within easy reach for City Thameslink and Blackfriars. Camberwell is within spitting distance for any amount of culinary and social attractions and you're a quick bus ride from Lordship Lane.

Steps lead up from the shared front garden to a smart stone sign bearing the building's name 'Bromhead House' - in honour of Michael Caine, a past resident of Camberwell. A recessed door leads inward to the communal hall. Ascend two flights to your second floor entrance whereupon you enter directly into a modern kitchen. The counters are solid oak and sit atop high gloss cabinets. Wide metro splashback tiles and grey grouting look properly on trend. Appliances include a four ring gas hob, oven and an integrated fridge/freezer and dishwasher. You'd easily fit a neat breakfast bar on the far wall should you require.

A comfortable reception adjoins through an open arch to the front. There's a wall mounted electric fire and plenty of space for vegging. A large floor to ceiling storage cupboard conceals a dryer and is great for concealing unsightlies. Bedroom one also fronts the street. It's carpeted and comfortable. A similarly sized double bedroom faces rear and the main bathroom sits in between with a white suite, drencher fitting over the bath and more of that tiling/grey grouting combo. Your third bedroom enjoys an en suite and also faces rear.

The wonderful and recently renovated Victorian Myatt's field supplies a magical place to relax with the morning papers - or indeed a jogging venue for the New Year's resolution. The band stand is a delight whatever time of year. You're well placed for the culinary and social delights of both Camberwell and Brixton with any number of funky bars, cafes and pubs on your doorstep - we love 'The Bear', the 'Sun of Camberwell' and 'The Hermit's Cave'. Transport is great too - four different frequent routes will whisk down Camberwell New Road to the underground station at the Oval (Northern Line) in about 5-7 minutes. Alternatively, Loughborough Junction mainline station (Blackfriars & City Thameslink) is a 15 minute walk away. Schools are convenient and well celebrated with Crawford Primary, Dog Kennel Hill and Oliver Goldsmith all within easy reach.

Subsidence Claim 2019 - A garden boundary wall was damaged due to clay shrinkage caused by root activity in a neighbouring property. The offending vegetation has now been removed this will prevent ongoing movement. Mitigation work undertaken and period of monitoring complete.

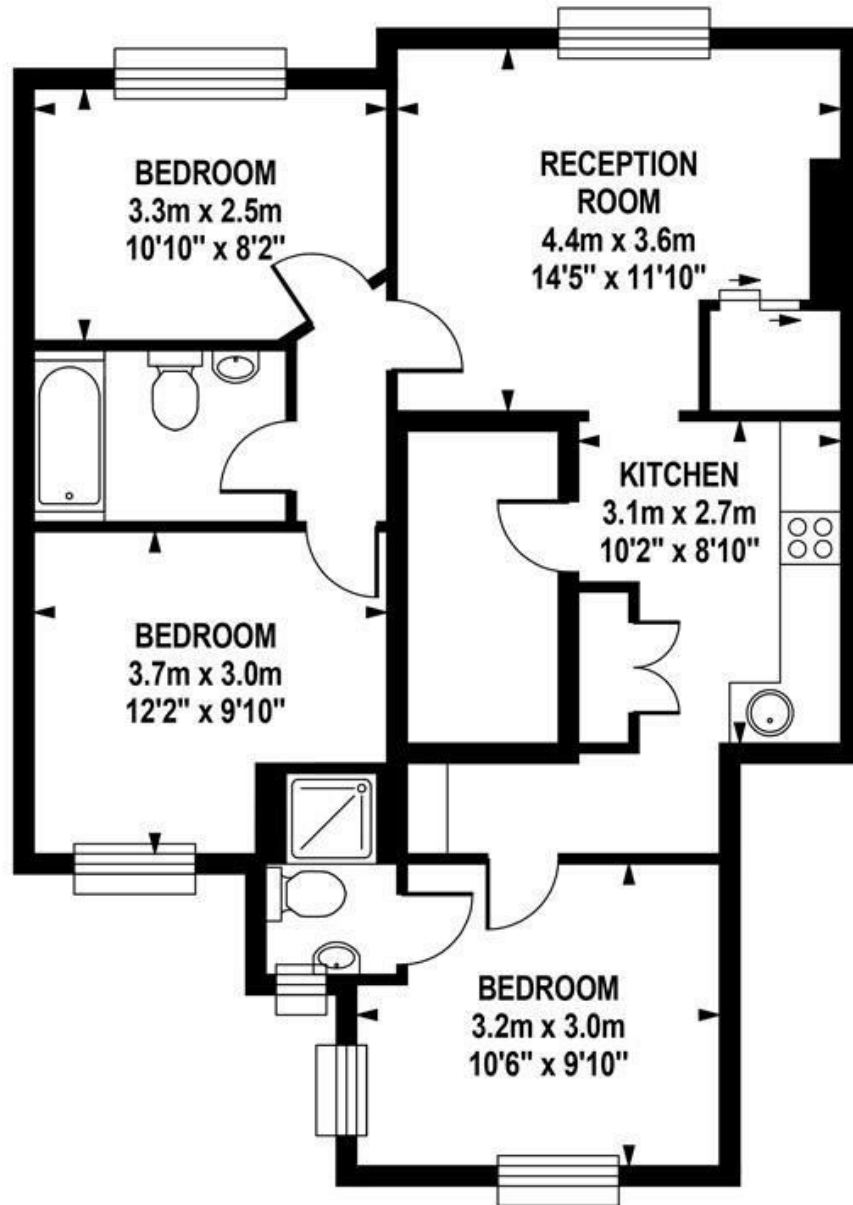
Tenure: Leasehold

Lease Length: TBC years

Council Tax Band: C

WARNER ROAD SE5

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SECOND FLOOR

Approximate Internal Area :-
73.48 sq m / 791 sq ft

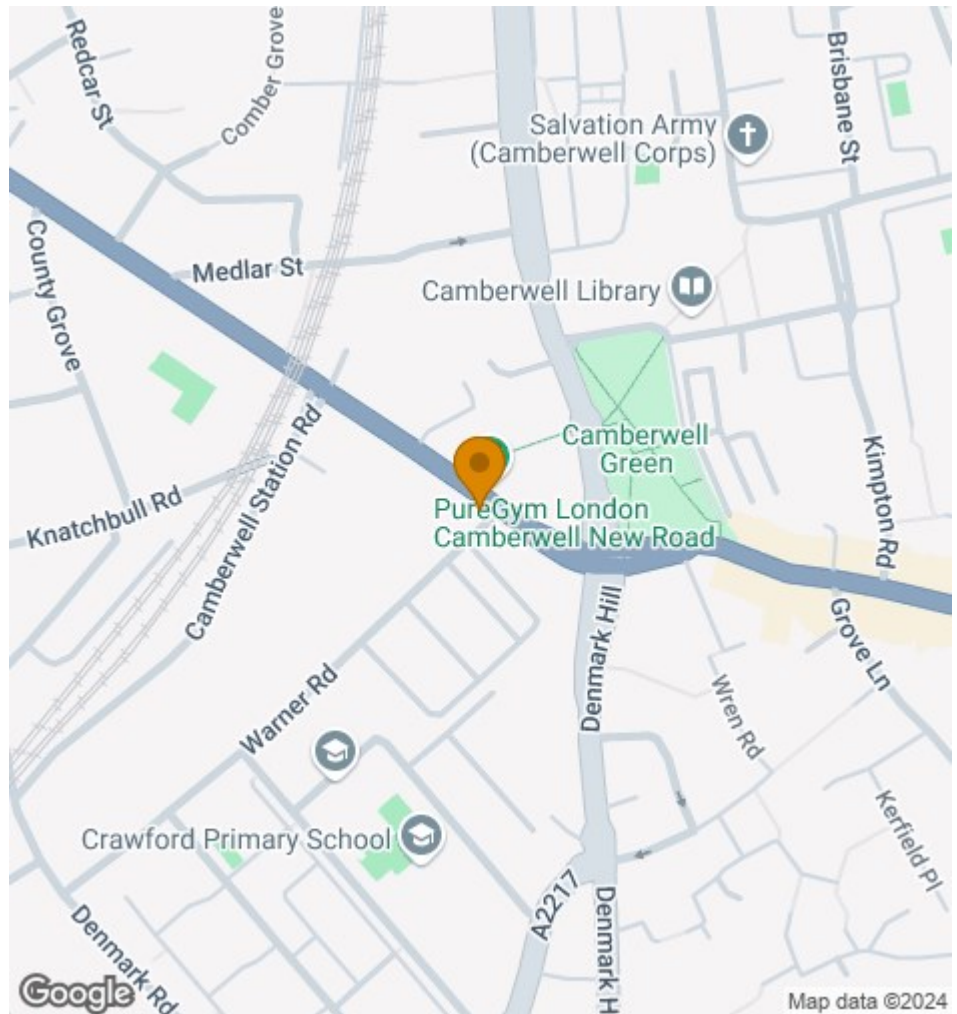
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	79
England & Wales	EU 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.



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