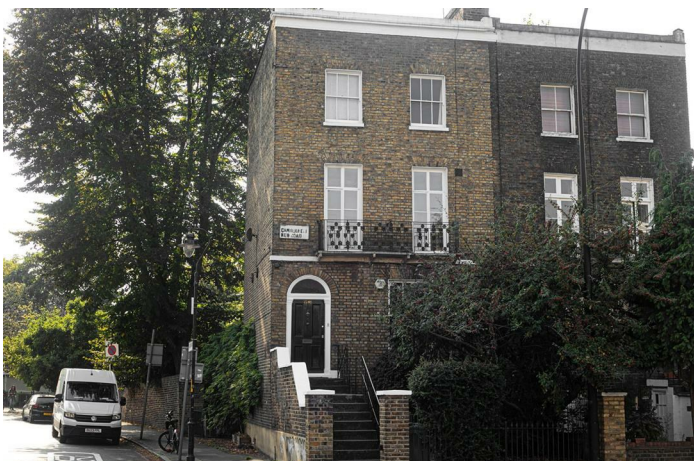


CAMBERWELL NEW ROAD, SE5
SHARE OF FREEHOLD
£735,000



SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

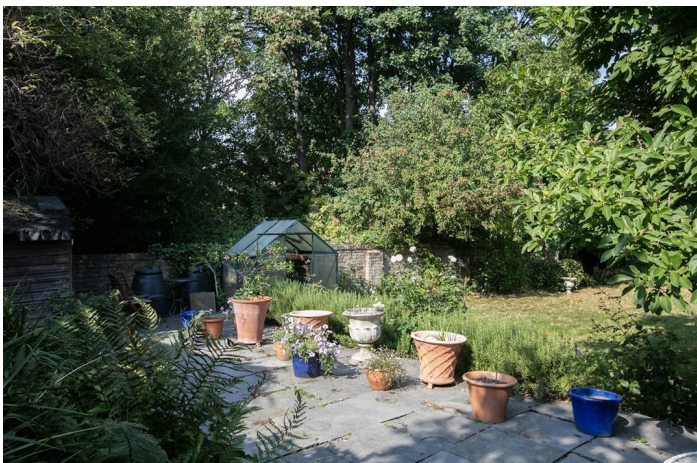
Lease Length: 996 years on the underling lease
Service Charge: n/a
Ground Rent: n/a

FEATURES

Private Entrance
Split-Level
Period Features Throughout
Two Juliette Balconies
Expansive Private Rear Garden with Shed and Greenhouse
Share of Freehold



CAMBERWELL NEW ROAD SE5
SHARE OF FREEHOLD



CAMBERWELL NEW ROAD SE5
SHARE OF FREEHOLD



Sublime Split-Level Period Two Bedroom Apartment with Lush Private 70ft Garden - CHAIN FREE.

A magnificent period home awash with original splendour, bright, impressive accommodation and a lovingly perfected lush and leafy private 70ft rear garden - we can't think of a box it doesn't tick! The property is spread elegantly over the top two floors of a most handsome end of terrace period flat and comprises a large, airy and light-filled living area with contemporary kitchen diner, two lovely double bedrooms and bathroom. You further benefit from your own private entrance (the original main entrance to the building) and a jaw-dropping private rear garden that the current owners have masterfully instated with mature greenery, al-fresco dining space, plus shed for storage and a separate greenhouse. You can't ask for a more convenient location! You can walk to the Oval tube (Northern line - zone 2) in 9 minutes or catch one of the many buses close by (a trip to Victoria will take about 20 minutes on the bus from here). All the restaurants of Camberwell are close by.

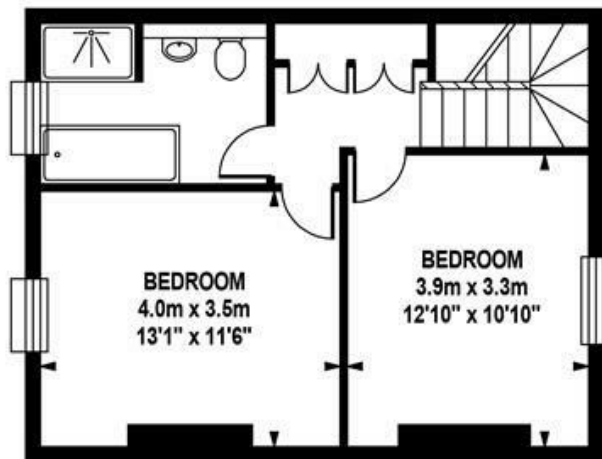
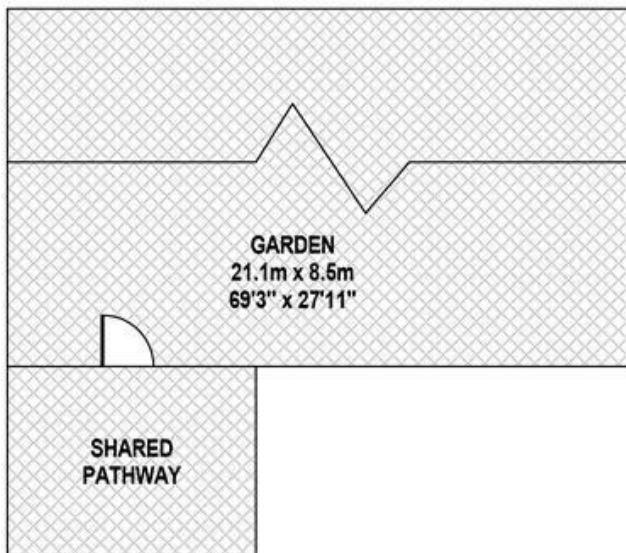
The handsome exterior invites you off the street and up steps to your private entrance where an arched fanlight sits over the original door. The private inner hall offers splendid space for bikes, brollies and coats. Upward bound you find your wonderful open plan L-shaped living space which stretches over 7 metres from tip to toe. Two floor to ceiling sets of French doors face front with original shutters and tonnes of light. There's simple, tasteful cornicing and a stylish wood burning stove for cooler evenings. The kitchen adjoins to the rear with plenty of cabinet and counter space and a large sash window overlooking lush views of the garden. Upward again to the second floor you find a lovely landing leading to both of your sizeable and beautifully presented double bedrooms. A stunning bathroom with walk-in shower, bath and pristine white suite completes the top floor. The magnificent garden is accessed to the side of the building, along Flodden Road.

The convenient and plentiful transport options, means you are very well connected both from Central London, the Northern Line, the Overground from Peckham and buses to Brixton. This flat is 5 minutes walk from the idyllic Myatt's Field Park, with beautiful gardens, tennis courts, playing fields and an expansive children's playground. Brockwell Park is a ten minute walk, and Brockwell Park a short drive. Local supermarkets are in close range, whilst Camberwell's restaurants are within 5 minutes bus ride, including Theo's Pizzeria, The Camberwell Arms, The Bear and The Crooked Well as local pubs for the weekend. A Pure Gym and Camberwell Leisure Centre provide plenty of exercise options, including an inside swimming pool. The property is highly connected, yet peace is available within the self contained, sun filled private garden, a rarity in size within this area of London.

Tenure: Share of Freehold

Lease Length: 996 years remaining

Council Tax Band: D



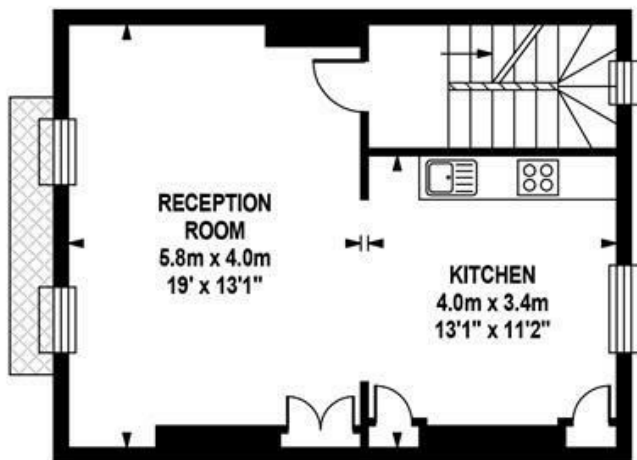
SECOND FLOOR

Approximate Internal Area :-
43.50 sq m / 468 sq ft



GROUND FLOOR

Approximate Internal Area :-
8.14 sq m / 88 sq ft



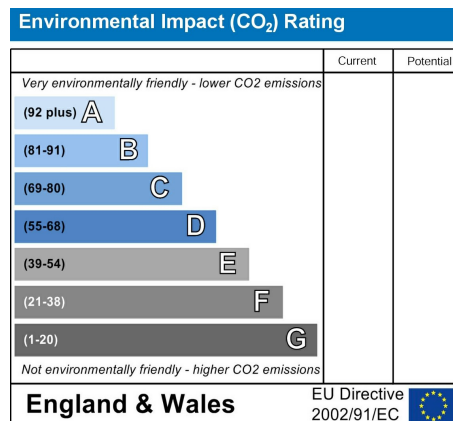
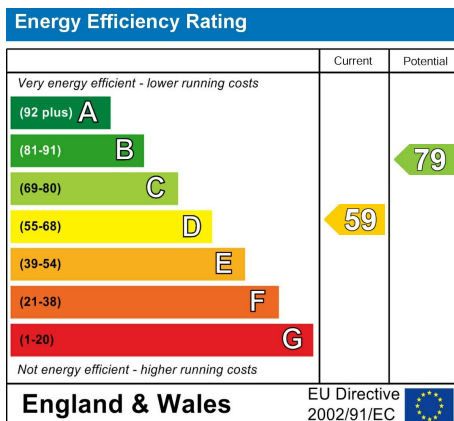
FIRST FLOOR

Approximate Internal Area :-
43.50 sq m / 468 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 95.14sq m / 1024 sq ft
Measurements for guidance only / not to scale

CAMBERWELL NEW ROAD SE5
SHARE OF FREEHOLD



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.

