

LUXOR STREET, CAMBERWELL, SE5  
LEASEHOLD  
GUIDE PRICE £600,000 - £650,000





## SPEC

Bedrooms : 2

Receptions : 2

Bathrooms : 1

Lease Length: 115 years remaining

Service Charge: none

Ground Rent: none

## FEATURES

Delightful Decor Throughout

Amazing Kitchen Diner Extension

Period Features

Storage Cellar

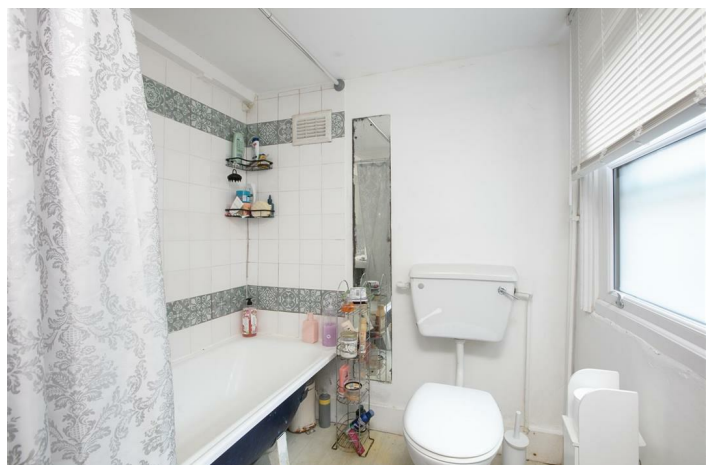
Leasehold

Private Garden

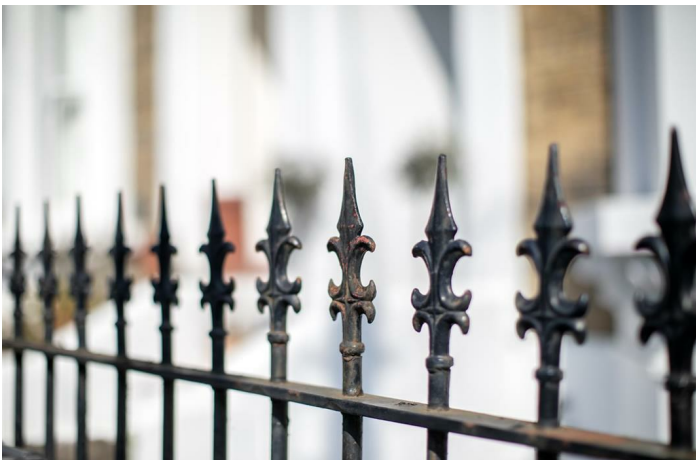




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GUIDE PRICE £600,000 to £650,0000.

Huge Split-Level Two Bedroom Victorian Flat With Private Garden - CHAIN FREE.

Enjoying a private garden, private entrance and an impressive proportion. this fab two bedroom period number will make a fine home! Split generously over the upper and lower ground floors of a handsome and well placed Victorian building the property supplies a large double reception with original features, separate galley kitchen, two really decent sized double bedrooms and a bathroom. The rear garden is a good size and private to the flat - perfect! You're close to so many handy amenities. Transport-wise you're spoiled for choice with Loughborough Junction Station just a three minute stroll. From here you can be in Elephant & Castle in less than five minutes. Blackfriars, Farringdon, City Thameslink, Kings Cross and Luton services are also frequent and quick. Brixton is an easy 10 minute walk for the Victoria Line. The bars and eateries of Camberwell are easily reached and the very lovely Myatt's Field is just around the corner.

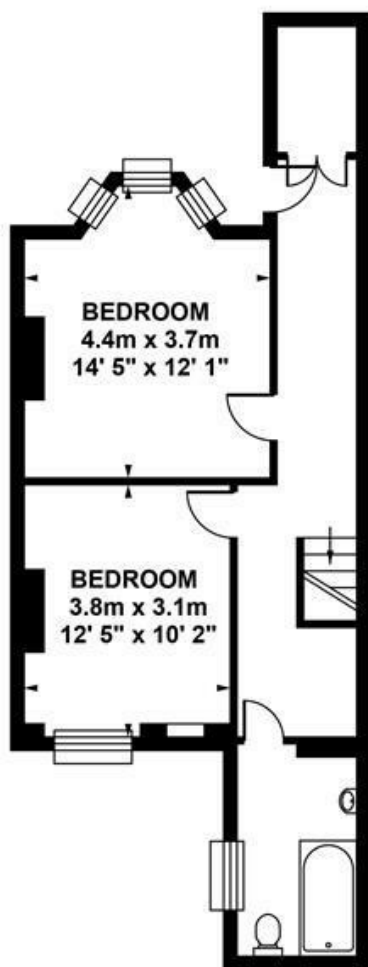
The flat is accessed through a private patio area, with space for understairs storage. Steps lead downward to your private door and into a long inner hallway. On entry there is a generous recessed storage area immediately to your left'. You find the first double bedroom on your right side with a front aspect bay window and plenty of slumber and storage space. The second bedroom is similarly generous and faces rear over the lower patio area. Upward to the first floor you find your kitchen which offers garden access. This is a generous and private space of over 14 metres. It holds so much potential! Back inside you complete the tour with a lovely double reception which boasts twin feature fireplaces, ornate original cornicing and a lovely ceiling rose.

Camberwell promises any number of cracking pubs and delicious restaurants. The Camberwell Arms has won awards for its food, whilst the Tiger, Sun and Stormbird are always lively options. Even closer is the Sun Of Camberwell! The house is also situated within an easy walk of the Cambria pub which is a much-loved local boozer. Bustling Brixton is a 10 minute stroll or a quick bus for a host of more eateries and entertainment. The 'Ritzy' cinema is a fab spot to catch art house and mainstream movies. There's a huge selection of bars and restaurants - the Brixton Village covered market offers everything from Vietnamese to Columbian. The very charming Myatt's Field is only a few minutes walk away and has a children's play area, coffee shop and wonderful period bandstand.

Tenure: Leasehold

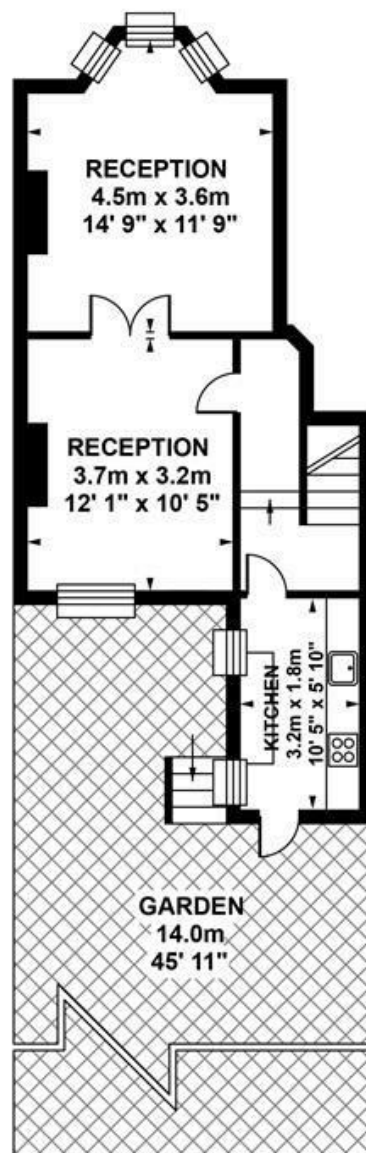
Lease Length: 115 years

Council Tax Band: C



### LOWER GROUND FLOOR

Approximate. internal area :  
48.37 sqm / 521 sq ft



### UPPER GROUND FLOOR

Approximate. internal area :  
38.59 sqm / 415 sq ft

## TOTAL APPROX FLOOR AREA

Approximate. internal area : 86.96 sqm / 936 sq ft

Measurements for guidance only / Not to scale

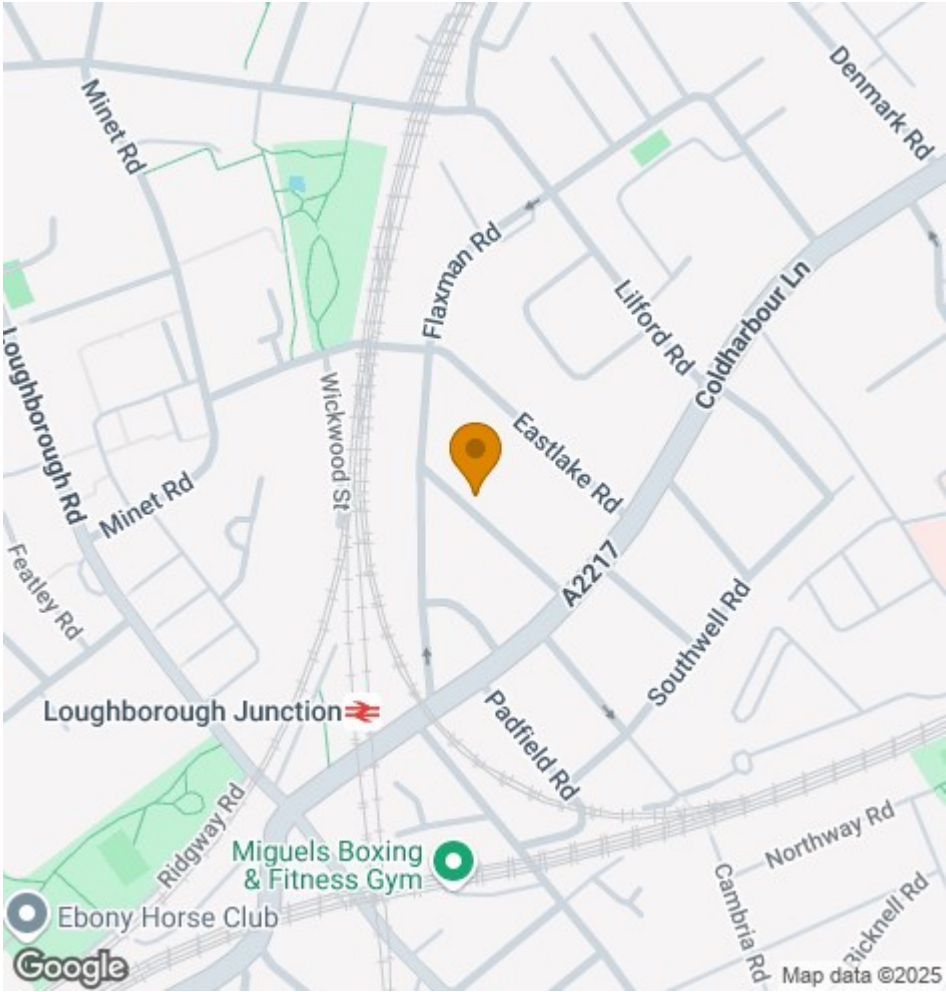


LUXOR STREET SE5  
LEASEHOLD

| 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 |                         |           |
|   | 69                      | 78        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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