



Cambria Road, SE5 | £495,000

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## In General

- Chain Free
- Bright reception room
- Modern kitchen
- Two bedrooms
- Close to transport links
- Moments from Ruskin Park with its amenities

## In Detail

An opportunity to purchase a two bedroom first floor flat on the delightful Cambria Road, within moments of the delights of Ruskin Park.

The property comprises a bright reception room with two double glazed windows to front, two bedrooms, neutral bathroom, and kitchen with a modern range of wall & base units.

Cambria Road is a tree-lined residential road with access to both Loughborough Junction & Denmark Hill railway stations.

Central Herne Hill offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park with its lido & cafe.

Offered to the market Chain Free.

EPC: D | Council Tax Band: C | Lease Term Remaining: 149 Years | SC: Nil | GR: Nil | BI: £400 pa



# Floorplan

## Cambria, SE5

Approximate Gross Internal Area  
Ground Floor = 3.0 sq m / 32 sq ft  
First Floor = 51.0 sq m / 549 sq ft  
Total = 54.0 sq m / 581 sq ft



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) <b>A</b>		
(81-101) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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