



Cambria Road, SE5 9AS

£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

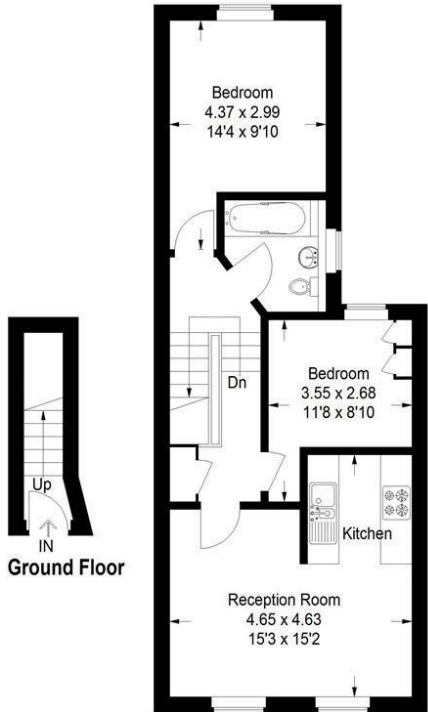
EPC: | Council Tax Band: C



# 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



Ground Floor

First Floor

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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                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <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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