

MUNDAY'S

Talfourd Road, Camberwell

£425,000



Offers in excess of £425,000.

Neat third (top) floor one bed 1970's flat within 'Manor Court', with a cute private balcony off the bedroom, and a private garage resting to the rear of the boutique block (use this for your wheels/storage/both). There is secure gated access to the rear yard area.

Your new pad is double-glazed and has a Freehold-share (the building is pleasingly self-managed by the co-Freeholders). Further, it has been tastefully renovated and maintained by the current owners.

The location is one of Peckham Rye's finest 'Lyndhurst toast rack' streets lined with tall Victorian townhouses, in leafy Peckham Rye/Camberwell borderland. Walk to Peckham Rye Station in just nine minutes, and to Denmark Hill Station in 11. Both are on the Overground network for Windrush line trains. You are also very close to Bellenden Road and Rye Lane, and to central Camberwell.

*Munday's Estate Agents Ltd.*  
2 Mary Boast Walk  
London SE5 8SP  
020 3318 8900

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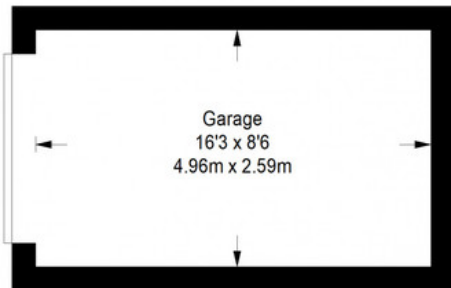


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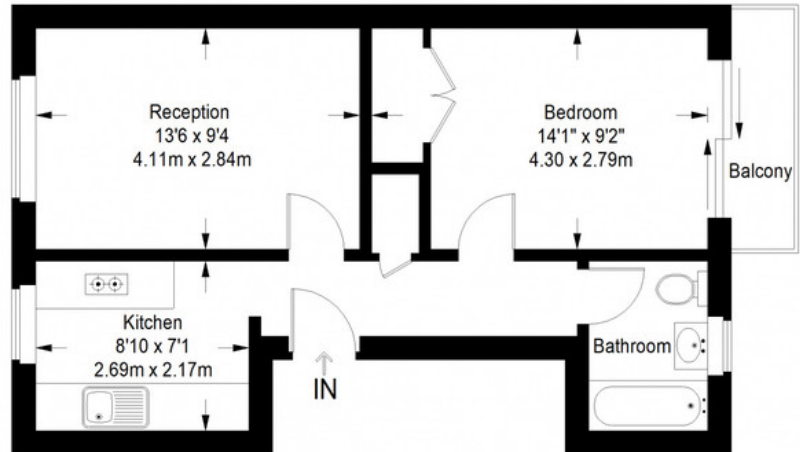
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## Talfourd Road



Ground Floor = 161 sq ft



Third Floor = 413 sq ft

Approximate Gross Internal Area  
THIRD FLOOR = 413 sq ft / 38.37 sq m  
Total = 413 sq ft / 38.37 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

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