Wooster & Stock

CAMBERWELL NEW ROAD, CAMBERWELL, SE5

SHARE OF FREEHOLD

GUIDE PRICE £550,000 - £575,000

SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 1

Lease Length: 949 years remaining
Service Charge: £3480 per annum
Ground Rent: n/a

FEATURES

Exciting Modernising Potential
Three Double Bedrooms
Large Kitchen Diner
Beautiful Original Features
Share of Freehold

CAMBERWELL NEW ROAD SE5

LEASEHOLD - SHARE OF FREEHOLD

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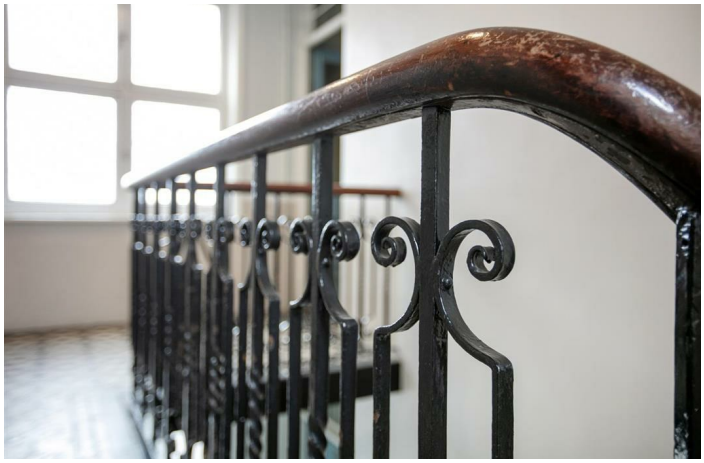

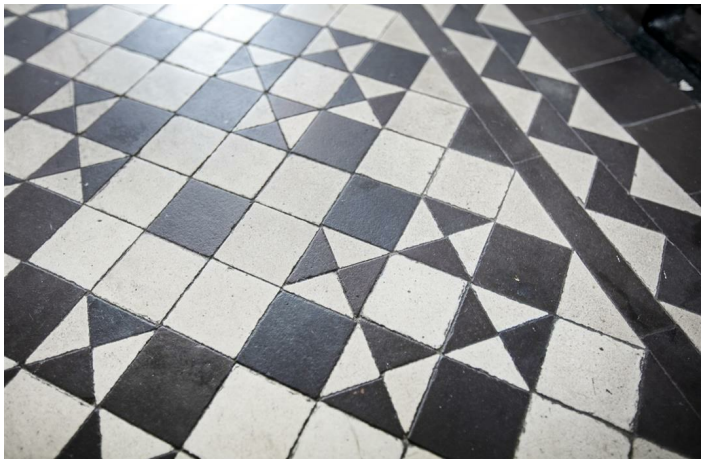

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Utterly Fabulous Top Floor Period Three Bedder With Leafy Communal Garden - CHAIN FREE.

A top floor three bedroom period home with so much potential! The property sits on the third floor of a much-loved red-bricked Victorian development but moments from both Camberwell's amenities and Oval Station. Whilst in need of complete modernising, it benefits from a real sense of the original charm and includes feature fireplaces, period light switches, timber flooring and original storage. The rooms sizes are equally impressive and the layout is entirely versatile allowing you to arrange living and slumber space as required. Accommodation comprises a large reception, three lovely double bedrooms, kitchen/diner, bathroom and some handy walk-in storage points. Sitting along the well placed Camberwell New Road it leaves you within a 10 minute ramble of Oval Station (Northern Line, zone 2). You're even closer to Camberwell which promises a top notch array of pubs and restaurants.

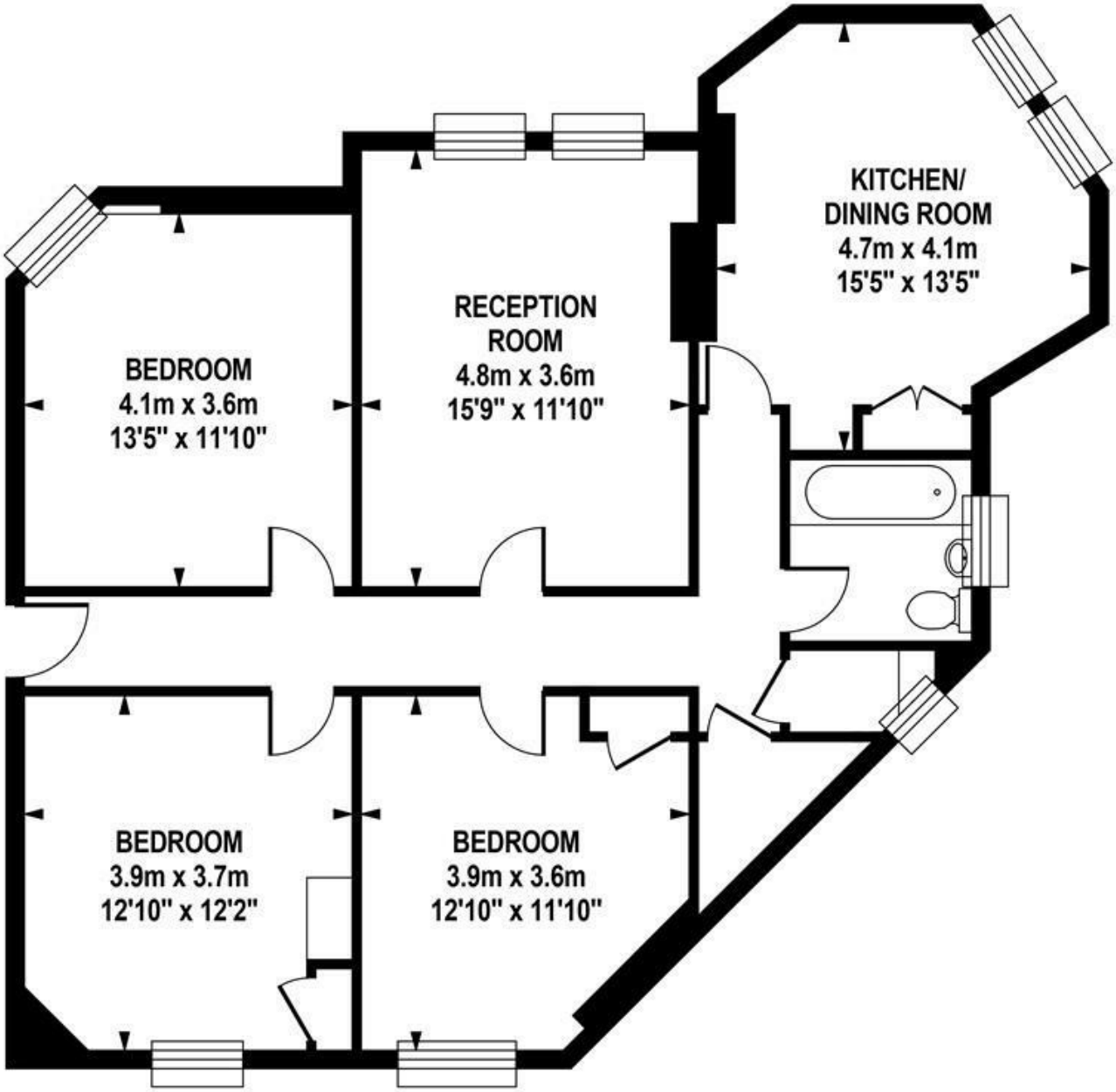
The handsome block sits back from the road behind a well tended shared garden with abundant hedging and shrubs. A meticulously maintained shared hallway offers wonderful original tessellated tiling and some show-stopping wrought iron balustrades. Stairs leads upward to a bright and pleasant top shared landing with access to a cute balcony. Inside the flat you meet wonderfully proportioned double bedrooms sitting either side of the hall. Both enjoy timbers and lofty positions. The rear room benefits from a peaceful rear aspect, peering over the landmark Calvary temple. The nicely sized reception fronts the development with two large sash windows looking up leafy Flodden Road. An imposing feature fireplace and simple original cornicing add to the charm. Bedroom three, another double, is further along the hall with more peaceful rear views, feature fireplace and fitted storage. The kitchen/diner is accessed to the rear of the long hallway. It boasts original timber floors, amazing vintage cooker and storage unit and two large sash windows with airy lofty views. The bathroom sits next to this with a side aspect, white suite and funky red school house radiator. Completing the tour are two handy walk-in storage spaces.

Oval tube (Northern Line) is an easy 9 minute walk. You can also grab one of the many buses that whip past (a trip to Victoria will take about 20 minutes on the bus from here).All the facilities of Camberwell Green are close by, including Theo’s Pizzeria for yummy eats and treats. The Camberwell Arms does a cracking roast – it even won OFM's Best Sunday Lunch! The nearby Kerfield Arms now boasts a Michelin star, too. You can finish off your evening with a pint of black at the Hermit's Cave. Fitness? Have a leisurely swim at Camberwell Leisure Centre, while Kennington Park is just up the road with its open spaces and tennis courts. There's also a PureGym just moments away. Even closer is lovely Myatt's Fields with its kids' playground and tennis courts. And if you like cricket, don your Panama and take a hamper up to the Oval!

Tenure: Share of Freehold

Lease Length: TBC years

Council Tax Band: C



THIRD FLOOR

Approximate Internal Area :-
96.53 sq m / 1039 sq ft

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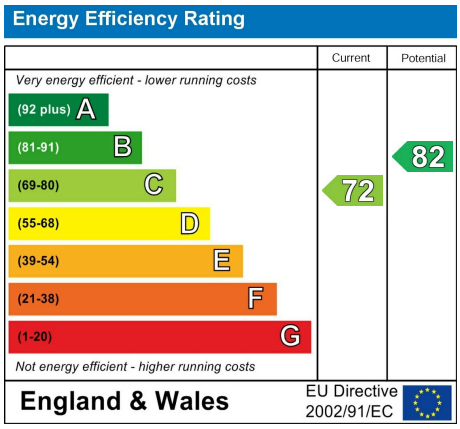
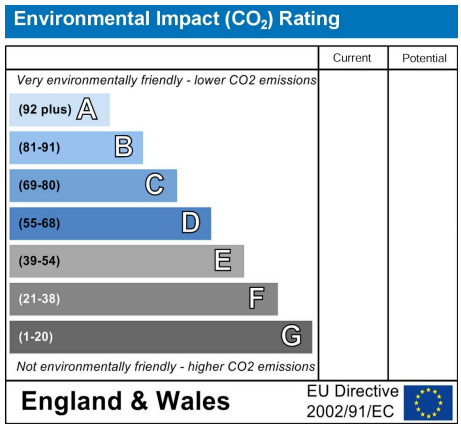
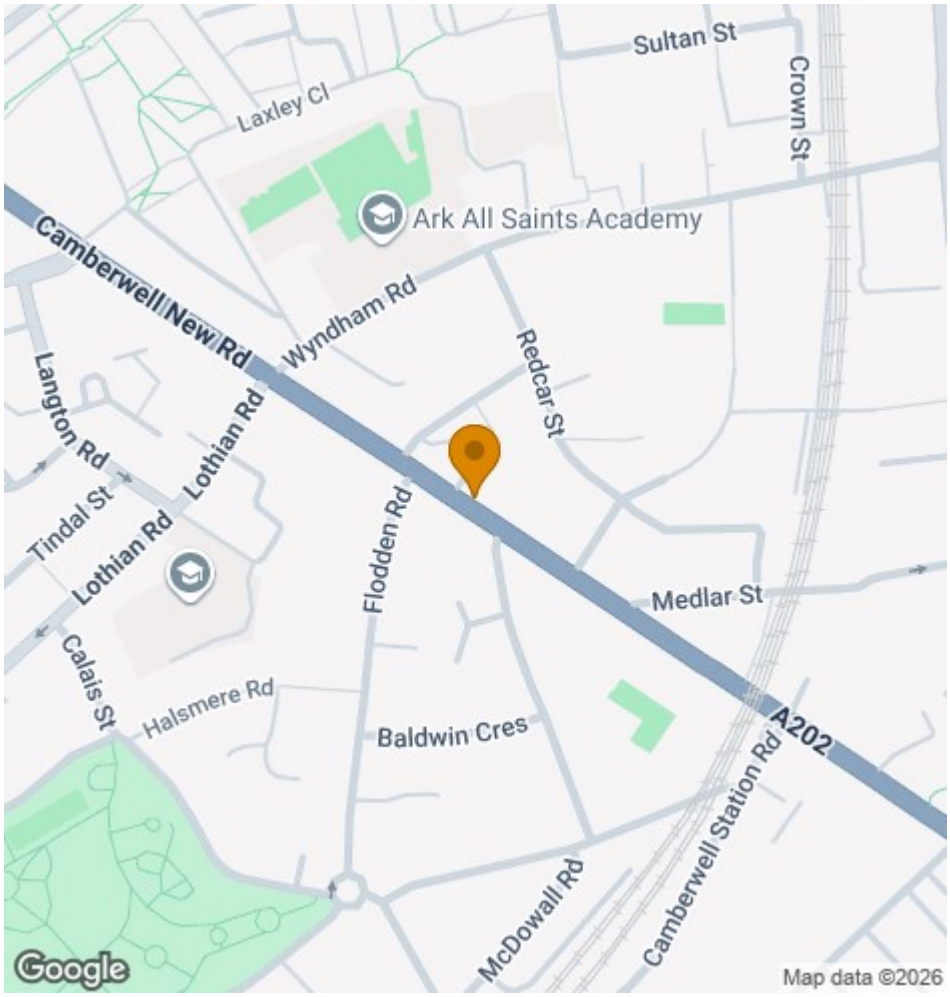
LEASEHOLD - SHARE OF FREEHOLD





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.



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