

POMFRET ROAD, CAMBERWELL, SE5
SHARE OF FREEHOLD
£600,000



SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 2

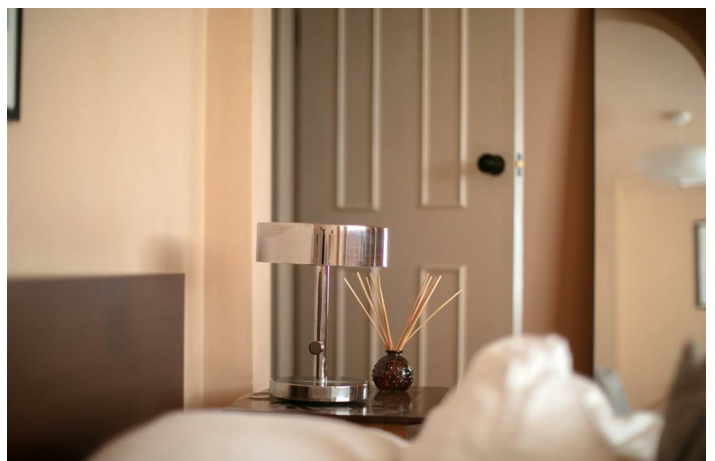
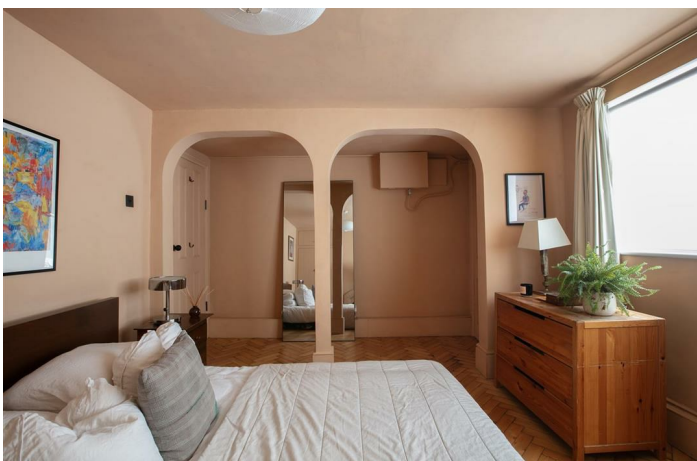
Lease Length: 999 years remaining
Service Charge: N/A
Ground Rent: N/A

FEATURES

Two Double Bedrooms
Split Level
Private Garden
Two Bathrooms
Share of Freehold



POMFRET ROAD SE5
LEASEHOLD - SHARE OF FREEHOLD



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LEASEHOLD - SHARE OF FREEHOLD



Tempting Two Bed, Two Bath Split Level Flat with Private Garden.

A wonderfully characterful split level Victorian maisonette with a sunny private garden, tucked away on a peaceful residential street moments from Loughborough Junction and the ever-popular amenities of Camberwell and Brixton. Occupying the upper and lower ground floors of an attractive period building, this beautifully balanced home extends to over 800 sqft and effortlessly blends original features with thoughtful contemporary updates.

You enter into the heart of the home, an impressive open-plan kitchen and living space spanning the depth of the building. Stained wooden flooring runs underfoot, ceilings are high and a period feature fireplace will impress. The kitchen sits to the rear and runs along two walls. It features solid oak worktops, a ceramic sink, four ring gas hob and a gorgeous rear aspect double glazed sash window peering over the garden - an ideal space for entertaining or relaxed everyday living. On this level you'll find a shower room with honeycomb floor tiles, white walls, frosted rear casement window, walk-in shower and a heated towel rail.

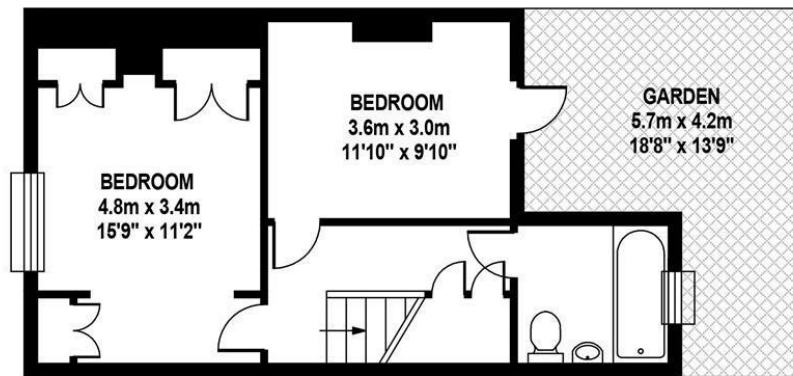
Downstairs you'll find two generous double bedrooms. The master bedroom is particularly spacious and full of charm, featuring plenty of light and a pretty brick feature mantel flanked on each side by bespoke storage (you'll find further fitted storage on the opposite side of the room). The second double bedroom is another lovely-sized double and offers excellent flexibility, with glass sliding doors leading directly out to the private garden. A well-appointed family bathroom completes the accommodation. Outside, the private garden is a real delight; wonderfully secluded and designed for low-maintenance enjoyment, with plenty of space for dining, morning coffee or summer evenings with friends.

Pomfret Road is perfectly placed for the best of SE5. Loughborough Junction station is just a short stroll away for Thameslink services into the City, while Denmark Hill, Brixton and Herne Hill are all within easy reach. The cafés, independent restaurants and cultural hotspots of Camberwell, alongside the open green spaces of Ruskin Park and Myatt's Fields, are all close by, making this a fantastic location for those seeking a vibrant South London lifestyle with a genuine neighbourhood feel.

Tenure: Share of Freehold

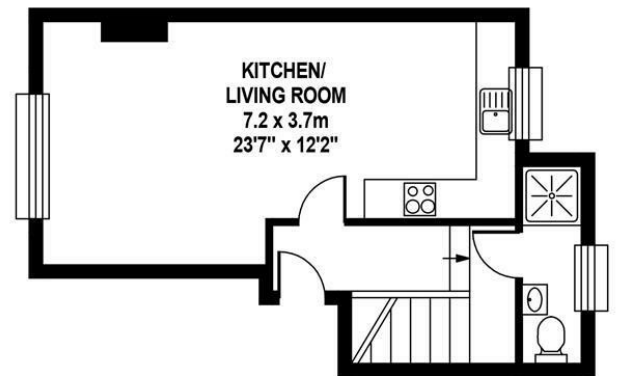
Lease Length: 999 years

Council Tax Band: C



LOWER GROUND FLOOR

Approximate Internal Area :-
41.15 sq m / 443 sq ft



UPPER GROUND FLOOR

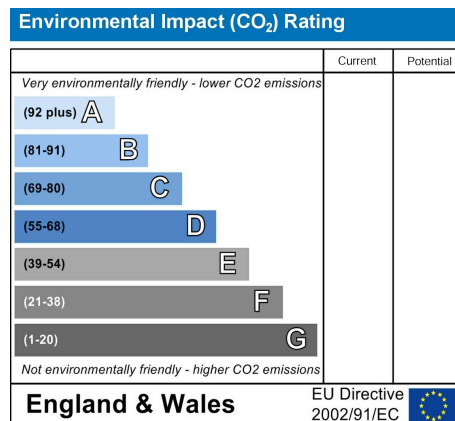
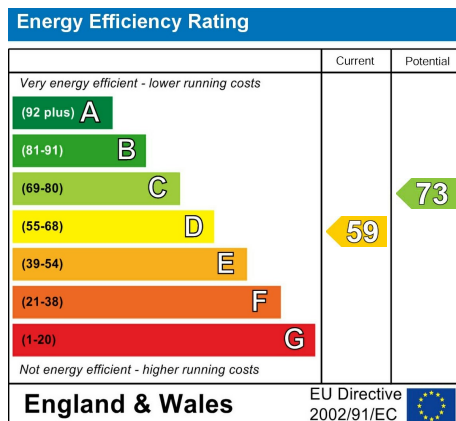
Approximate Internal Area :-
33.91 sq m / 365 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 75.06sq m / 808 sq ft
Measurements for guidance only / not to scale



POMFRET ROAD SE5
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.

