



Albany Road, SE5 | Offers In Excess Of £375,000

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In General

- One bedroom
- Open plan living
- Dual aspect floor to ceiling windows
- Private balcony
- On the door step of Burgess Park

In Detail

Set on the first floor, this beautifully bright one bedroom flat is finished with a sleek, contemporary design.

The heart of the property is the expansive open plan living space, where a modern kitchen with integrated appliances which flows seamlessly into a light filled reception. Floor to ceiling dual aspect windows flood the room with natural light and open onto a private balcony overlooking Burgess park.

The double bedroom is generously proportioned and benefits from built in wardrobes, providing excellent storage while maintaining a sense of space. A chic, modern bathroom sits adjacent, finished to a high standard with quality fittings.

Additional highlights include clever storage solutions and access to beautifully maintained communal terrace.

Ideally located close to Camberwell's vibrant cafés, independent shops and leafy green spaces, the flat also benefits from excellent transport links, with Denmark Hill and Loughborough Junction stations nearby, providing swift connections across London.

EPC: C | Council Tax Band: D | Lease: 130 years remaining | SC: £325 pcm | GR: £100 pa | BI: Incl. in SC



Floorplan

Arments Court, Albany Road, SE5

Approximate Gross Internal Area
50.8 sq m / 547 sq ft



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		
102 plus) A		
81-101) B		
69-80) C	75	75
55-68) D		
39-54) E		
21-38) F		
1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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