Wooster & Stock

CAMBERWELL NEW ROAD, CAMBERWELL, SE5

SHARE OF FREEHOLD

GUIDE PRICE £550,000 - £600,000







SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length: 990 years remaining
Service Charge: £3044.64 per annum
Ground Rent: n/a

FEATURES

Private Terrace
Close to Oval Station
Bright Tasteful Interior
Allocated Parking Space
Share of Freehold













CAMBERWELL NEW ROAD SE5

LEASEHOLD - SHARE OF FREEHOLD

















CAMBERWELL NEW ROAD SE5
LEASEHOLD - SHARE OF FREEHOLD

GUIDE PRICE £550,000 - £600,000.

Bright Tasteful Two Bedder with Allocated Parking and Large Private Terrace - CHAIN FREE.

This beautifully presented two bedroom pad ticks all the boxes! Enjoying well appointed and excellently arranged accommodation, the property comprises a large dual aspect reception room, separate modern kitchen, two lovely rear-facing peaceful bedrooms and a handsome bathroom. Every room benefits from a leafy view, looking out onto mature tall trees for a calm, restorative environment. A large south-facing private terrace adjoins the living area, facing over the mature and peaceful Country Grove. It's perfect for morning coffee, watching the world go by, or even a sun-salutation!

This is the kind of location that makes commuting, socialising, and general living feel effortless. You're close to so many amenities! Nearby Myatts Field has an original bandstand, tennis courts and fully-licensed café. The Oval Northern Line is an easy walk away, and bus stops right outside for those moments when you've forgotten your umbrella! Nearby Camberwell offers a full range of shops, weekend markets and opportunities for both café, restaurant and pub dining. In addition to Oval's zone two Northen Line connections, you can also walk to Brixton station for the Victoria Line. Loughborough Junction is easily walkable and gives access to Thameslink services. You're also within walking distance of Denmark Hill Station for further overland connections and the much-loved Windrush Line.

The flat-fronted London stock brickwork exterior sits comfortably next to abundant Georgian architecture. With only five flats, Burwood Lodge has a genuinely neighbourly spirit — people look out for one another. A raised communal entrance invites you inward to a well presented hallway where stairs lead up to the flat's doorway. A neutrally decorated hall with crisp decor and tasteful wooden floors makes a fresh first impression. The wonderful multi-aspect living room invites you forth enjoying sash windows on three sides. These supply leafy period streetscapes and tonnes of light. A comfortable dining area fronts the property with space to easily seat 8-10 people.

To the rear of the room is a spacious lounge area which opens onto the private terrace. This faces over County Grove - a mature and leafy period street. The terrace is decked and spacious - perfect for chilling, entertaining and sunbathing. The kitchen sits off the hall with two large double glazed sash windows and ample cabinet and counter space. There's a one and half bowl sink and drainer, four ring hob, oven and space for white goods. The bathroom shares this aspect with another large sash window. It's fully tiled and has a white suite, bath and decent proportions. Bedroom one is a nicely sized double which faces rear over County Grove. Boasting triple glazing, it has a peaceful demeanour and the added benefit of fitted storage. Bedroom two, another calming rear-facing space is currently arranged as a study and will easily fit a double bed.

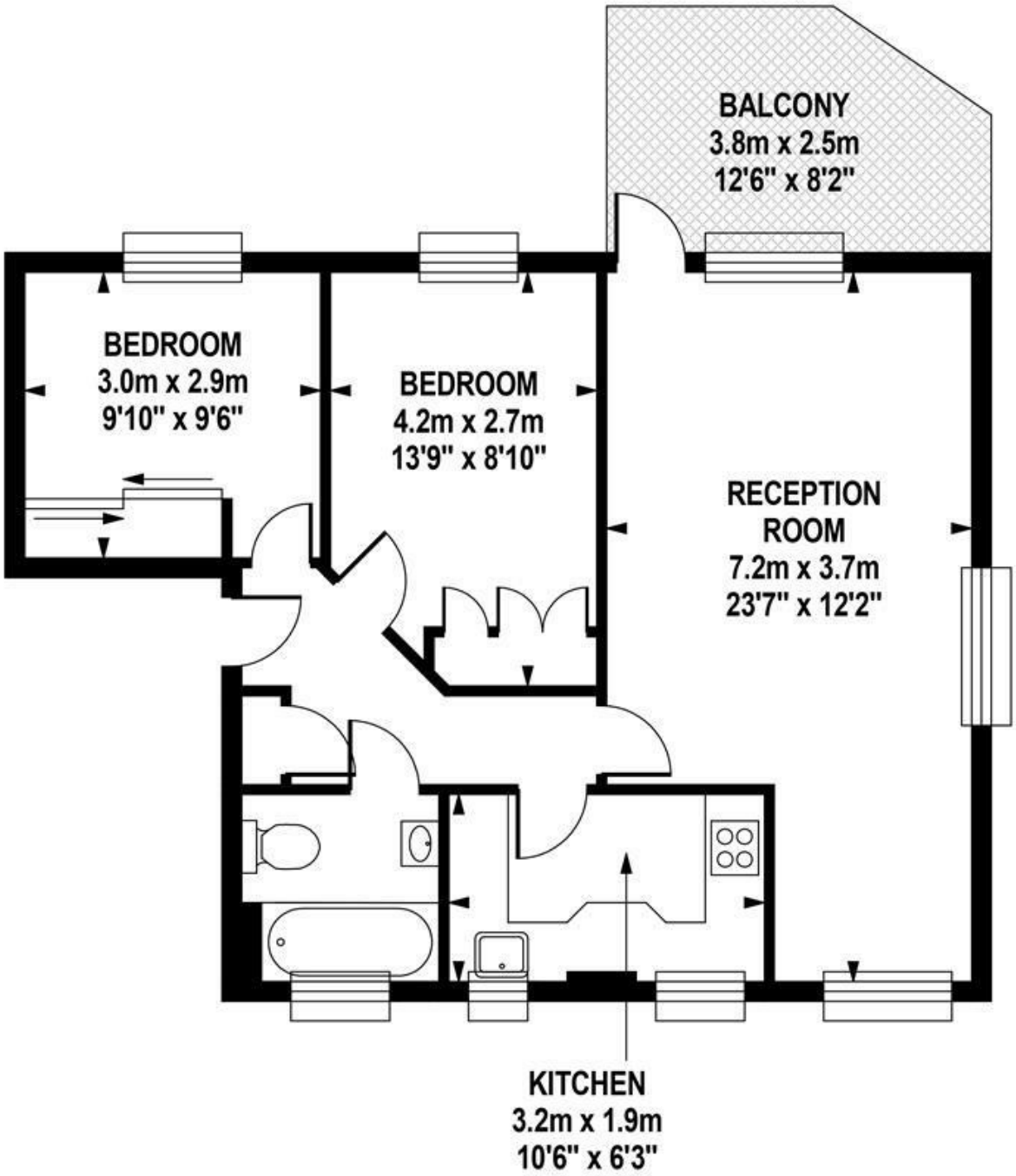
Oval tube (Northern Line) is an easy walk straight down Camberwell New Road. You can also grab one of the many buses that whip past (a trip to Victoria will take about 20 minutes on the bus from here). All the facilities of Camberwell Green are close by, including Theo's Pizzeria for yummy eats and treats. 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.

Tenure: Share of Freehold

Lease Length: 990 years remaining

Council Tax Band: C

CAMBERWELL NEW ROAD SE5
LEASEHOLD - SHARE OF FREEHOLD

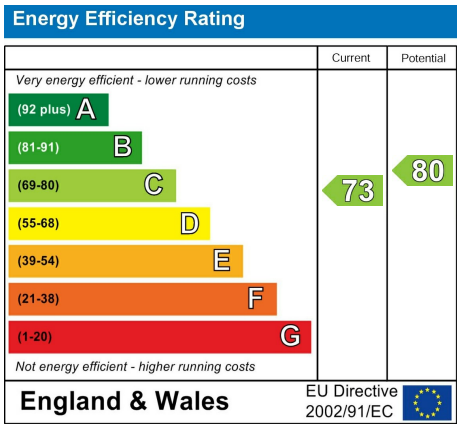


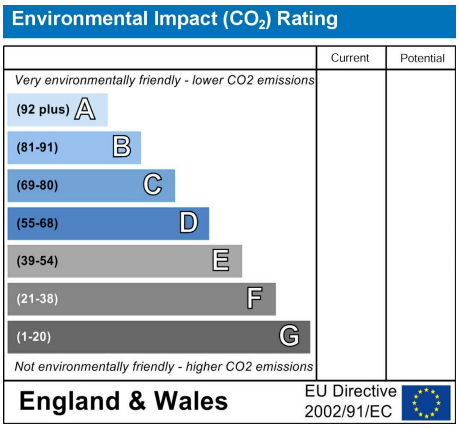
SECOND FLOOR

Approximate Internal Area :-
59.64 sq m / 641 sq ft

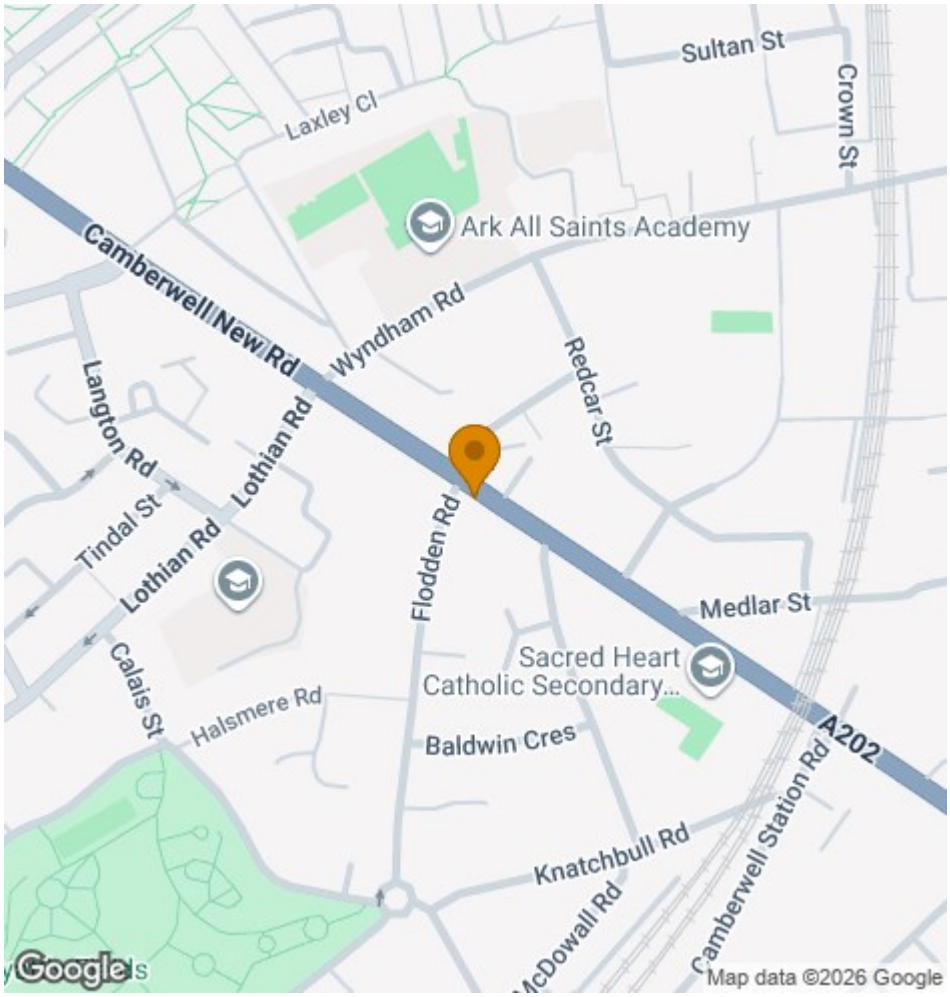
CAMBERWELL NEW ROAD SE5

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.



Wooster & Stock

17 Nunhead Green
London SE15 3QQ
020 7952 0595
sales@woosterstock.co.uk