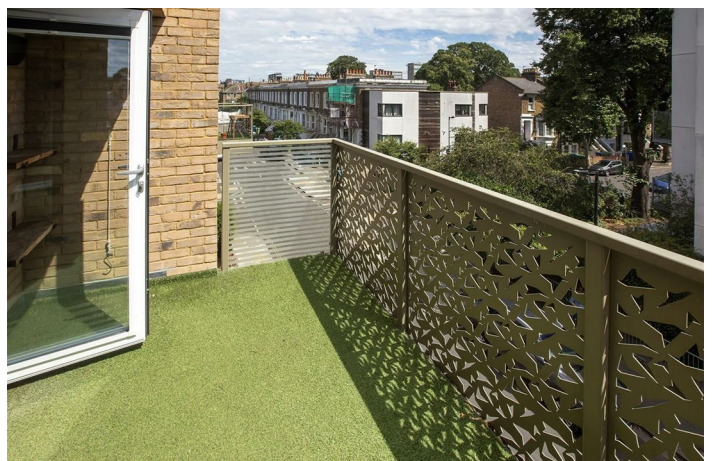


ELMINGTON ROAD, CAMBERWELL, SE5

LEASEHOLD

£500,000



SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 2

Lease Length : 240 years remaining
Service Charge : £3200 per annum
Ground Rent : £400 per annum

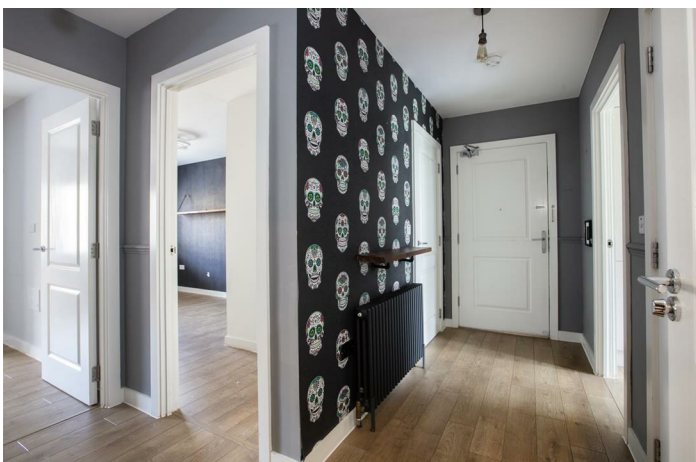
FEATURES

Contemporary Building
Large South-Facing Balcony
Communal Garden
Moments From Brunswick Park
Leasehold



ELMINGTON ROAD SE5

LEASEHOLD



ELMINGTON ROAD SE5

LEASEHOLD



Spacious Contemporary Two Bedder with South-Facing Balcony - CHAIN FREE.

Enjoying leafy vibes and a super convenient location, this modern two bedder promises a The accommodation, spaciouly arranged on the second floor of a handsome block, comprises a large open plan living space with fully integrated kitchen, two double bedrooms (master ensuite), bathroom and a super handy laundry cupboard. The south-facing balcony is a fine size and offers sweeping leafy views of the surrounding mature London streets. This wonderful location enjoys a mature, leafy and friendly vibe. You're mere minutes from Brunswick Park with its tennis courts, coffee and art gallery. The location also allows easy access to the City and West End from a multitude of buses travelling along the main road. Alternatively take a 15 minute stroll up to Denmark Hill station where, in addition to the Windrush Line, you can pick up fast, direct and regular services to Victoria, London Bridge and Blackfriars.

A secure entry leads through to a well maintained communal hall. There's a lift or stairs for the nimble. Your second floor door opens to a stylish hall with feature wall paper, wooden panelling and a large recessed cupboard immediately on your right. A further double-width laundry cupboard houses the washing machine and supplies space for sheets, brooms and brollies. The wonderful reception faces onto the south-facing balcony which has uninterrupted light and lovely leafy views toward Benhill Road. It's a fine size with no balconies above for a fab sense of height. The living area boasts tonnes of lounging and dining space. A fancy contemporary kitchen runs on the far wall with a full range of AEG appliances, including oven, four ring hob, dishwasher and fridge/freezer. Moody grey walls and spot lights finish off the space nicely. Bedroom one has a triangular bay which faces over the development's shared green space. Mirrored wardrobes will keep things tidy and there's an adjoining ensuite with large walk-in shower. Bedroom two is another large double with similar views, textured wall coverings and more mirrored storage. Last but not least comes a mostly tiled main bathroom.

Here you have easy access to the City and West End from a multitude of buses travelling along Peckham Road. Oval tube (Northern line zone 2) is a brisk 20 minute walk or 6 minutes on one of the many buses that travel down the Camberwell New Road. Alternatively take a 12 minute stroll up to Denmark Hill station where you can pick up fast, direct and frequent services to Victoria, London Bridge and Blackfriars in addition to the Windrush Line. The local area is a hub of activity with some excellent specialist shops, Camberwell Baths, St Giles Church and many great restaurants and bars within easy walking distance. The Kerfield Arms has recently been awarded a Michelin star! They do a fab lunch special!

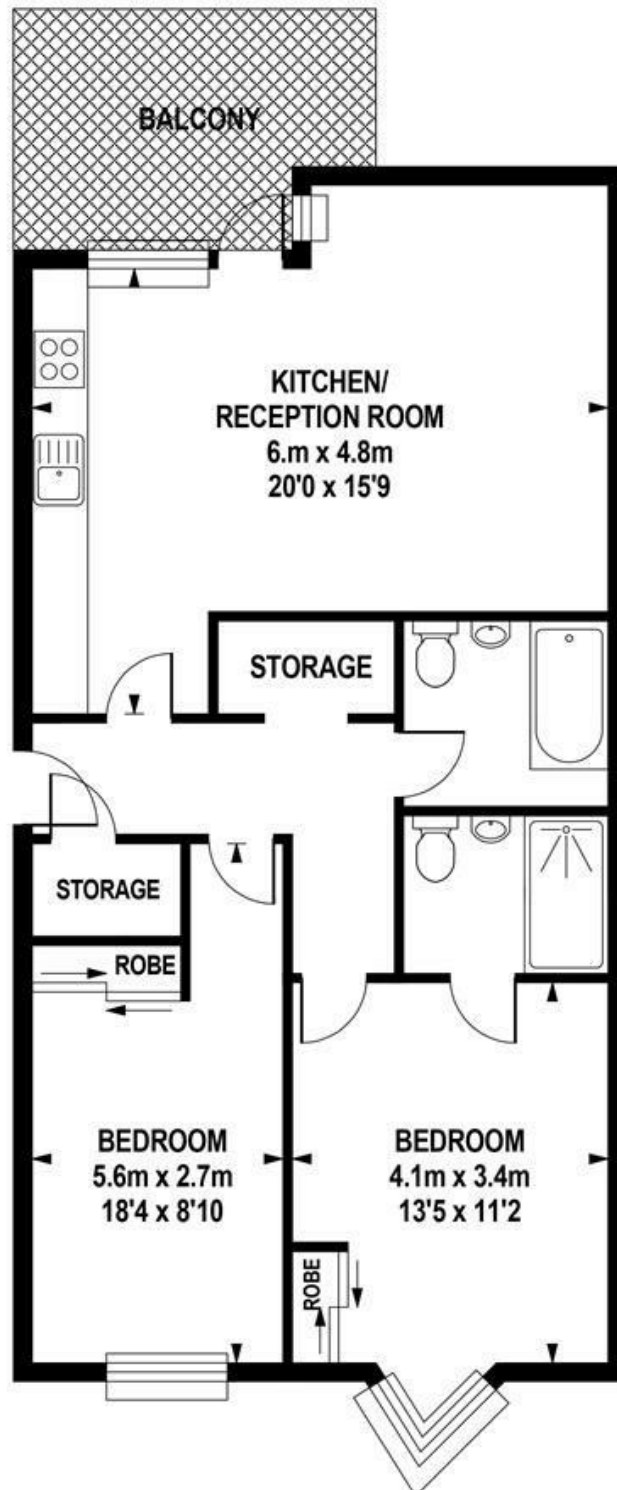
Tenure: Leasehold

Lease Length: 240 years

Council Tax Band: D

ELMINGTON ROAD SE5

LEASEHOLD





SECOND FLOOR

Approximate Internal Area :-
75 sq m / 807 sq ft

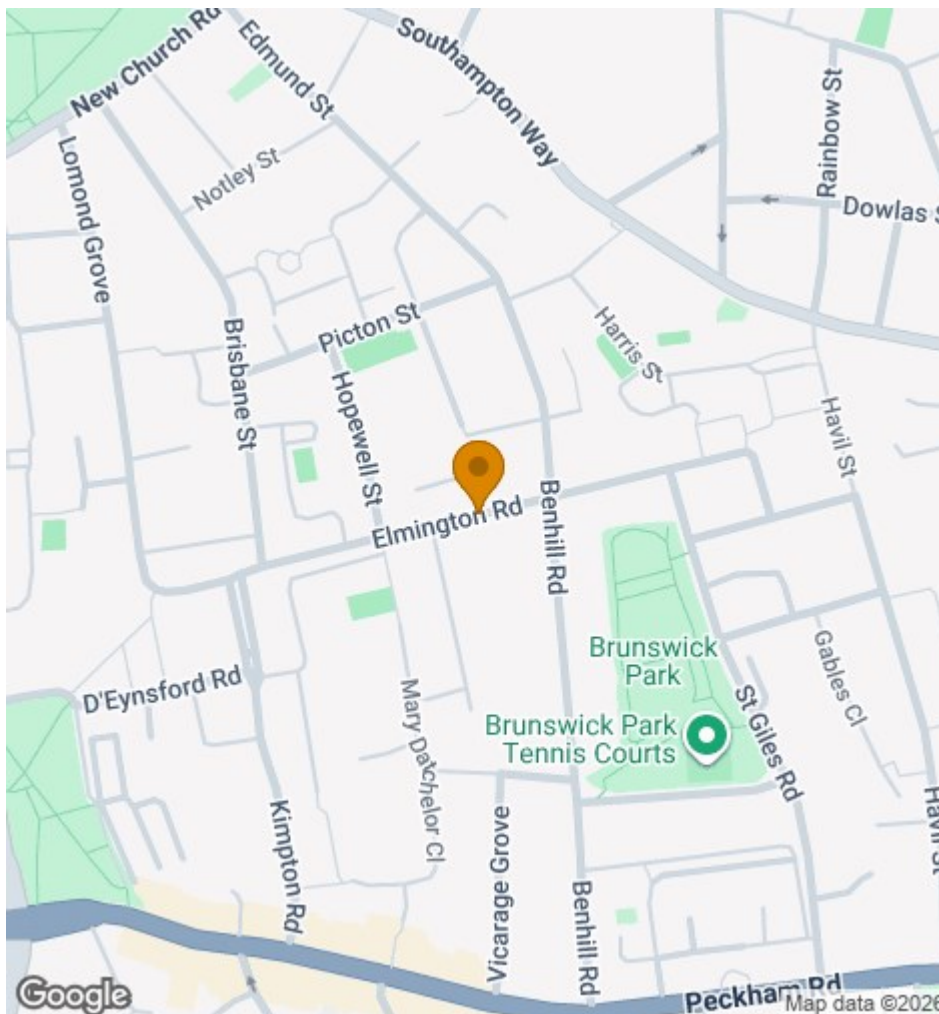
ELMINGTON ROAD SE5

LEASEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	83
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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