



Southampton Way

London, SE5

Asking Price £400,000

A beautifully presented first floor period apartment with generous interiors and a rare private terrace, moments from Burgess Park and superb transport links.

CHESTERTONS



Southampton Way

London, SE5

- Spacious first-floor period apartment retreat
- Bright interiors with timeless character
- Generous private terrace
- Two Bedrooms
- Elegant kitchen opening directly to terrace
- Moments from expansive, leafy Burgess Park
- Superb access to multiple transport connections
- Prime setting within vibrant South London
- The vendor, as freeholder, will grant a new 999 year lease upon completion.



Positioned on the first floor of an elegant period building, this beautifully arranged two bedroom apartment combines generous proportions with a rare sense of privacy and calm. The home centres around a bright, inviting reception room, complemented by a charming kitchen & dining area that opens directly onto a substantial private terrace, an exceptional space for morning coffee, evening gatherings or creating a lush urban garden. The interiors feel warm and characterful, with natural light flowing throughout and each room thoughtfully separated to create a refined, well balanced layout. The two bedrooms sit peacefully together, making the second bedroom ideal for working from home. A smartly finished bathroom completes the accommodation, adding to the property's turnkey appeal.

The private terrace is a standout feature, wrapping around the kitchen and providing a beautifully secluded outdoor retreat seldom found in this part of London. Situated moments from the open expanses of Burgess Park, the property offers immediate access to one of the area's most treasured green spaces, perfect for running, cycling or weekend strolls. Southampton Way is superbly connected, with easy routes to Camberwell, Denmark Hill, Peckham and Elephant & Castle, offering swift links across the capital. A wealth of independent cafés, galleries, restaurants and vibrant local amenities lie within walking distance, making this a rare opportunity to secure a premium home in one of South London's most dynamic neighbourhoods. The vendor, as freeholder, will grant a new 999 year lease upon completion.

Tenure: Leasehold 74 years 3 months

Service Charge: £400 Buildings insurance only

Ground Rent: £150 and will become £0 Peppercorn upon the lease extension

Local Authority: London Borough of Southwark

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 C
39-54	E		
21-38	F		
1-20	G		

Chestertons Tower Bridge Sales

220 Tower Bridge Road

Tower Bridge

London

SE1 2UP

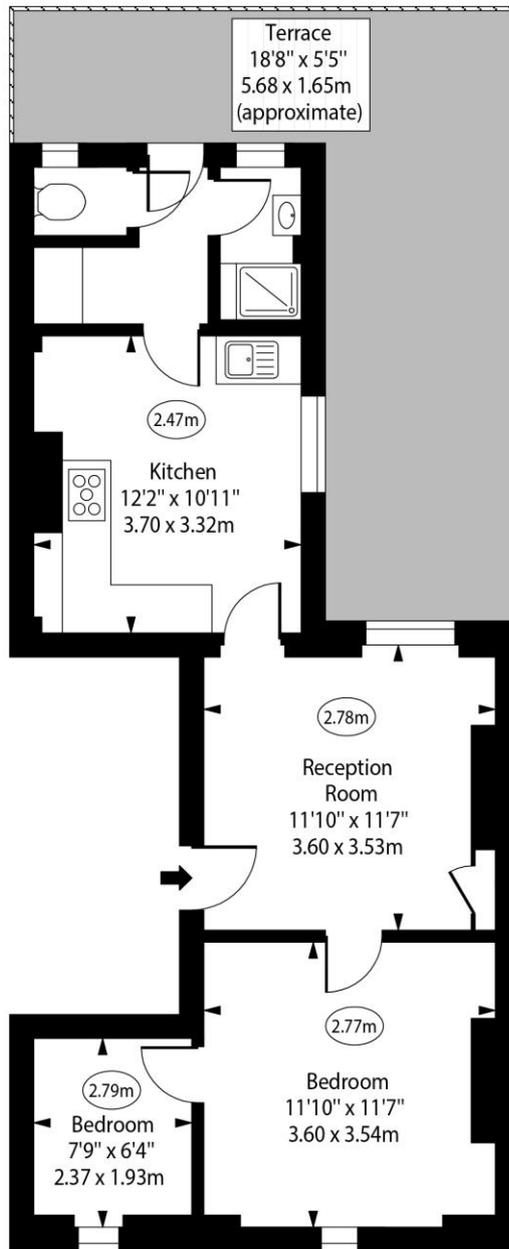
towerbridge@chestertons.co.uk

020 7357 7999

chestertons.co.uk

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○ - Ceiling Height



First Floor

Approx Gross Internal Area 540 Sq Ft - 50.17 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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