

CAMBERWELL NEW ROAD, CAMBERWELL, SE5
FREEHOLD
£725,000



SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

FEATURES

Convenient Location
Period Property
Well Appointed Interior
Freehold



CAMBERWELL NEW ROAD SE5

FREEHOLD



CAMBERWELL NEW ROAD SE5

FREEHOLD

Wooster
&Stock

Well Placed Two Bedroom Period House with Cute Patio Garden.

Sitting equidistant between the amenities of Camberwell and the zone 2 transport links of Oval Station, this fab two bedder promises everything a Londoner could ask for. The accommodation, over two well presented floors, comprises a lovely open plan living area with modern kitchen/diner, two double bedrooms, guest wc and bathroom. There's also a sweet patio garden for whiling away the summer months. You can't ask for a more convenient location! You can walk to the Oval tube (Northern line) in 9 minutes or grab one of the many buses close by (a trip to Victoria will take about 20 minutes on the bus from here). All the facilities of Camberwell Green are close by.

A welcoming hall leads inward to the beautifully presented front aspect living space. It's a comfortable place to lounge and dine. This runs open-plan to your rear facing kitchen which has swanky blue cabinets and plentiful counter space. Glass doors open to the pretty rear garden where your guests can spill onto during the summer gathering. A handy guest wc completes the ground floor. Upstairs you find two light and pleasant double bedrooms and a modern bathroom with shower and bath.

Head into Camberwell for some yummy pints at the Hermit's Cave and fantastic nosh at The Camberwell Arms and The Crooked Well. The very lovely Camberwell Baths is nearby for a relaxing swim in a good old fashioned pool. Kennington Park is just up the road and even closer is Myatt's Fields with its kids playground and tennis courts. And if you like cricket then don your Panama and take a hamper up to the Oval!

Tenure: Freehold

Council Tax Band: E



GROUND FLOOR

Approximate. internal area :
48.45 sqm / 522 sq ft

FIRST FLOOR

Approximate. internal area :
41.82 sqm / 450 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 90.27 sqm / 972 sq ft
Measurements for guidance only / Not to scale

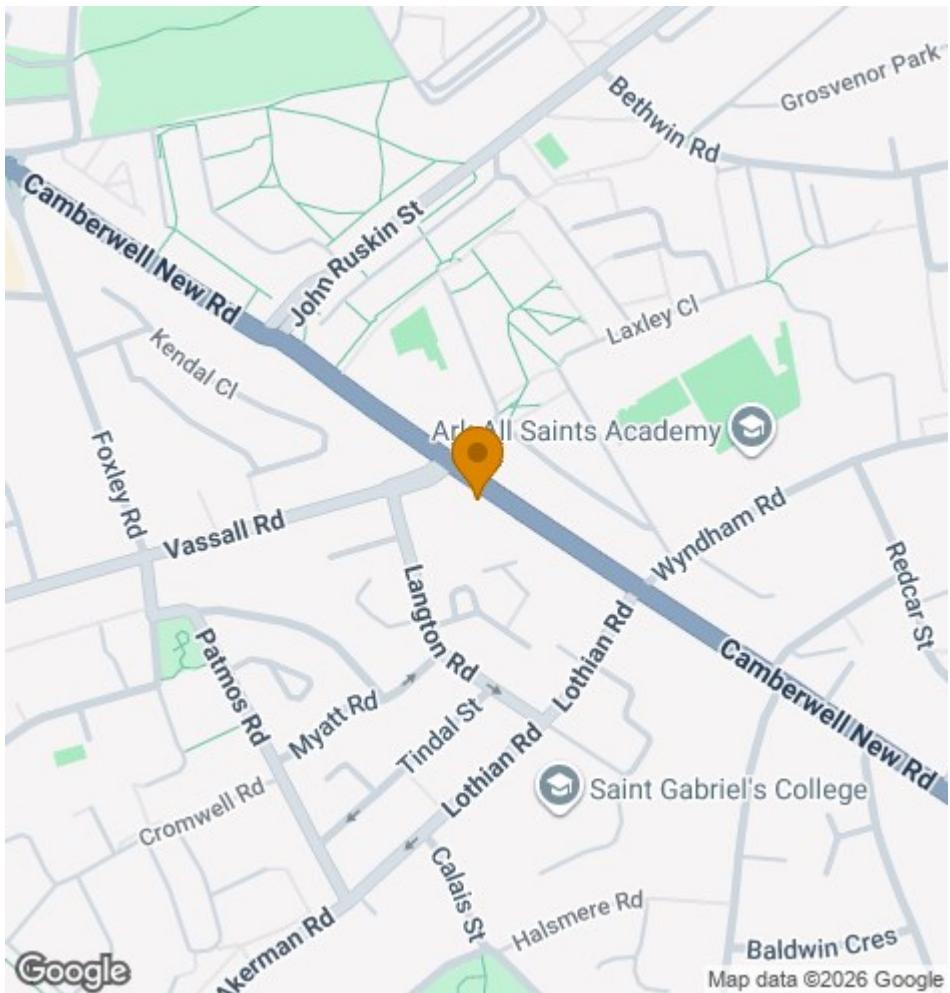
CAMBERWELL NEW ROAD SE5

FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

WOOSTERSTOCK.CO.UK