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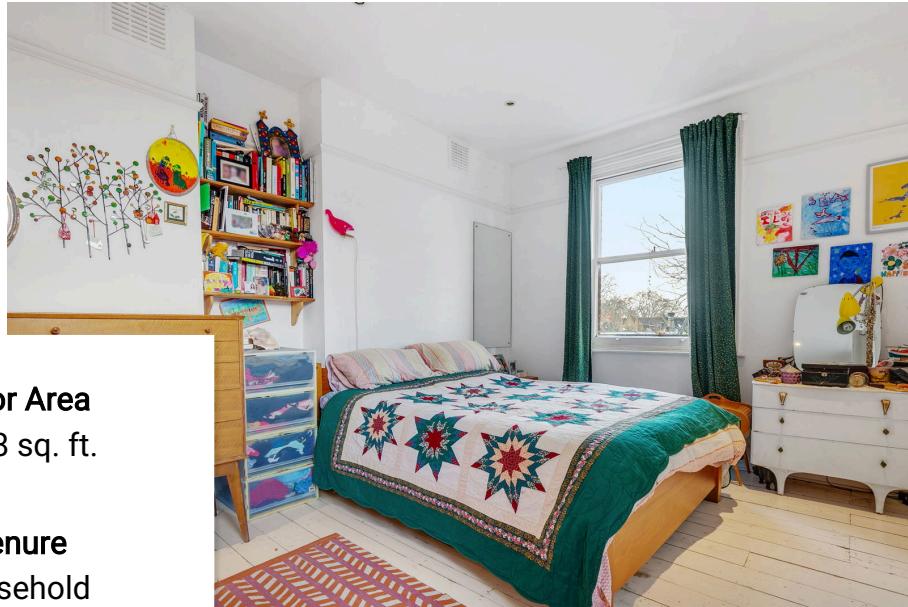


## QUOTE AB0697

Guide Price - £625,000 - £675,000

Boasting over 1400 Sq Ft of internal space, this is a charming split level three bedroom period conversion flat situated in the centre of Camberwell. Rarely available in the market, this property comes to market having just benefitted from partial redecoration throughout, and is ready for it's new owners to add their own finishing touches. There is a generously proportioned open plan reception, dining, and kitchen room, and the property further offers three bedrooms. Loughborough Junction Station (Overground) is nearby (0.6 Miles), while Oval Station (Underground) is also less than a mile away. The local amenities of Camberwell, Oval, and Stockwell are all easily accessible, as are the green open spaces of Myatt's Fields Park. Viewing is highly recommended.





**Floor Area**  
1458 sq. ft.

**Tenure**  
Leasehold

**Service Charge**  
£1800 per annum

**Ground Rent**  
£10 per annum



**Flooden Road, SE5**  
Approximate gross internal area  
136.46 sq m / 1458 sq ft  
(including Eaves)  
Eaves  
31.49 sq m / 339 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	