Wooster & Stock

URLWIN STREET, CAMBERWELL, SE5

LEASEHOLD

GUIDE PRICE £475,000 - £500,000







SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length : 178 years remaining
Service Charge : £445.30 per annum
Ground Rent : n/a

FEATURES

Extended Lease
Period Conversion
Kitchen/Diner
Generous Living Space
Split-Level













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GUIDE PRICE £475,000 to £500,000.

Generous Bright Two Bedroom Split Level Period Conversion - CHAIN FREE.

Sitting on the top two floors of a well placed and handsome period building, this fab two bedder enjoys a well-appointed split-level interior. The accommodation is nicely proportioned, boasting a large reception room, separate kitchen/diner, two double bedrooms and bathroom. Whilst amazingly convenient, this super location boasts numerous similarly quaint period homes. You're within easy walking distance of Camberwell, Walworth Road and the very lovely Burgess Park and Kennington Park. Oval's Zone 2 Northern Line is a 15 minute walk for unbeatable central connections and you're within an easy bus jaunt of Elephant and Castle for further rail and tube links. Local, highly-considered boozers include The Camberwell Arms, Fentiman Arms and the recently Michelin-starred Kerridge's Bar & Grill.

A shared entrance offers ground floor access to the flat where an inner stairwell guides you upward. The first landing is bright and airy thanks to a rear-facing sash window. The kitchen/diner is first on your right and enjoys plenty of cabinet and counter space and another large rear-facing window. The living room fronts the street on this floor with ample lounging and dining space. Upward to the top floor you find another airy landing. The larger of your two bedrooms has a peaceful rear aspect. To the front you find the second bedroom and a bathroom.

The property is also ideally placed for families, with several highly regarded local primary schools nearby including Michael Faraday Primary School, John Ruskin Primary School and Robert Browning Primary School. The surrounding area continues to benefit from the exciting regeneration of Elephant and Castle, now home to an ever-growing selection of independent cafés, popular restaurants and stylish pop-up bars, creating a vibrant and energetic atmosphere. The flat also enjoys fast and easy access to Denmark Hill and East Dulwich, offering even more dining, shopping and leisure options.

Transport options are numerous with a multitude of buses whizzing up and down Walworth Road to all corners of town – you can catch a bus to Victoria, Whitehall, the West End, Euston and King's Cross, the City, London Bridge and Borough Market. Trains to the City are a mere six minutes and the tube at Elephant & Castle or Kennington will take you direct into the City and West End. There's also a great range of supermarkets and everyday conveniences nearby including Tesco, Marks & Spencer and Morrisons. Camberwell itself has a fantastic mix of bars and eateries — we love The Hermits Cave for a cosy winter pint. The farmers' market at Oval is a great weekend spot and you're just a 15 minute cycle into the City of London for an easy commute.

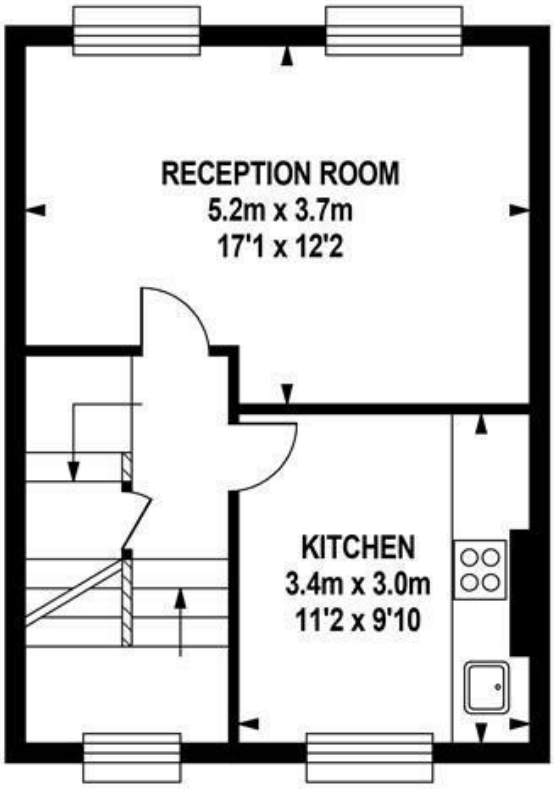
Tenure: Leasehold

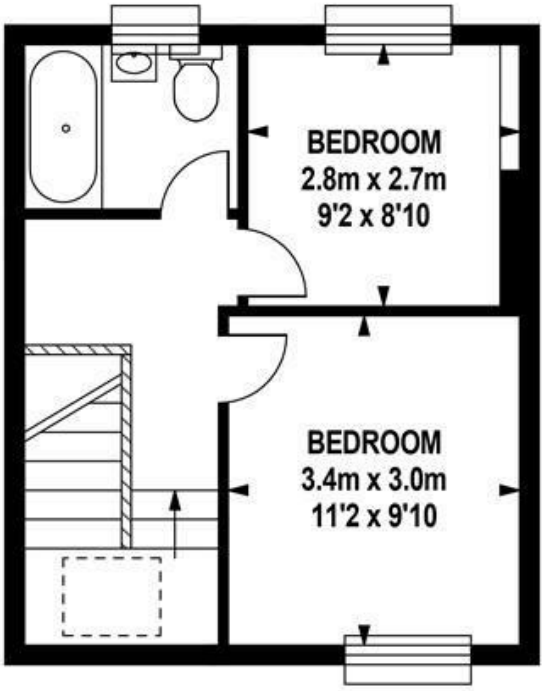
Lease Length: 178 years

Council Tax Band: C

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FIRST FLOOR

Approximate Internal Area :-
37.44 sq m / 403 sq ft

SECOND FLOOR

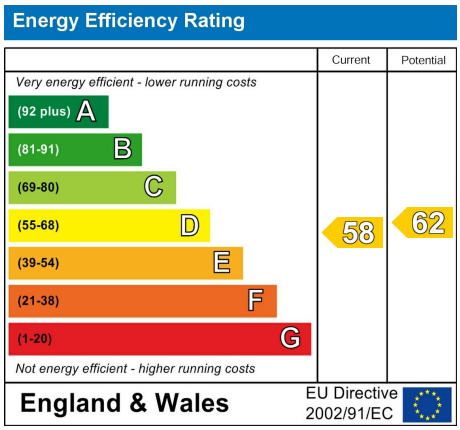
Approximate Internal Area :-
31.62 sq m / 340 sq ft

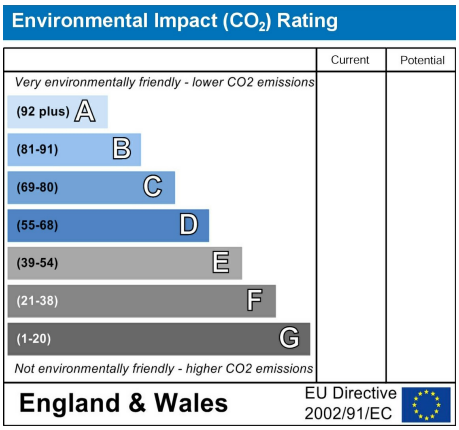
TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 69.06 sq m / 743 sq ft
Measurements for guidance only / not to scale

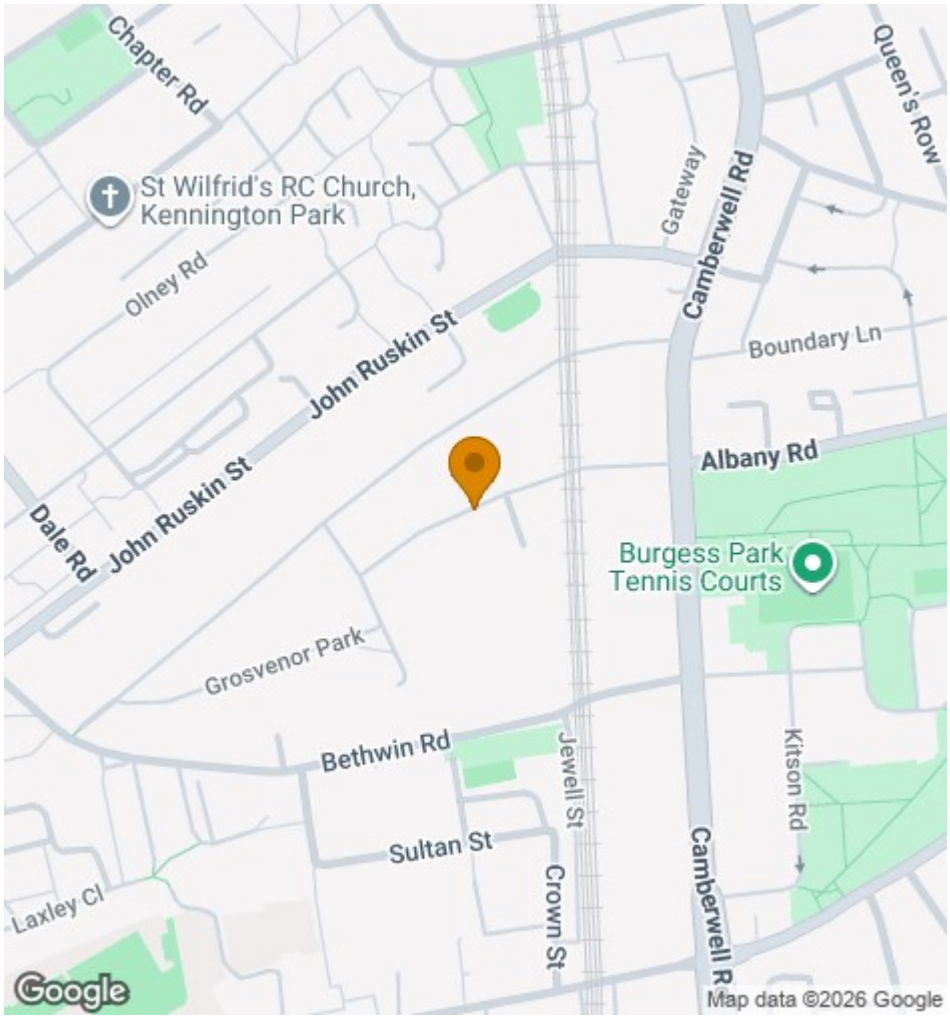
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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



Wooster & Stock

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