



Southampton Way, London SE5

welcome to

Southampton Way, London

We are delighted to present this extremely spacious ground floor maisonette split across two floors, with a private garden, boasting more than 1300 sq. ft. of accommodation - every room is much larger than average. Built just 10 years ago, this modern property offers an exceedingly high standard of luxury living.

Located within cycling distance of the City and West End, with excellent transport links via Camberwell Road (0.4 miles) for fast buses to Elephant & Castle, where you can access the Northern and Bakerloo lines, Overground, Rail, and numerous bus routes.

Camberwell is known for its creative scene, with a growing mix of galleries, restaurants, and cafés. For weekend outings, stroll through the park to Maltby Street Market, Rotherhithe, or the cultural hubs of Waterloo and the Southbank. The green space of Burgess Park offers direct cycle routes into central London, as well as a lake, tennis courts, and BBQ spots.

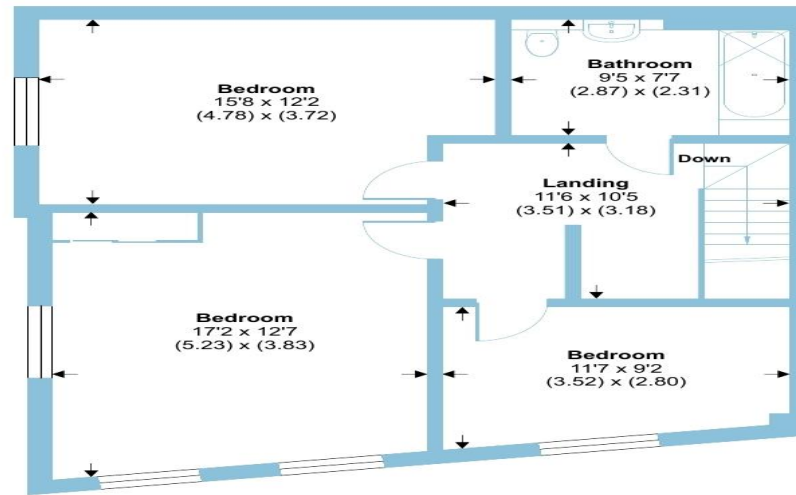
Accommodation comprises 3 double bedrooms, 2 bathrooms, open-plan kitchen/reception room, utility room and ample storage space.



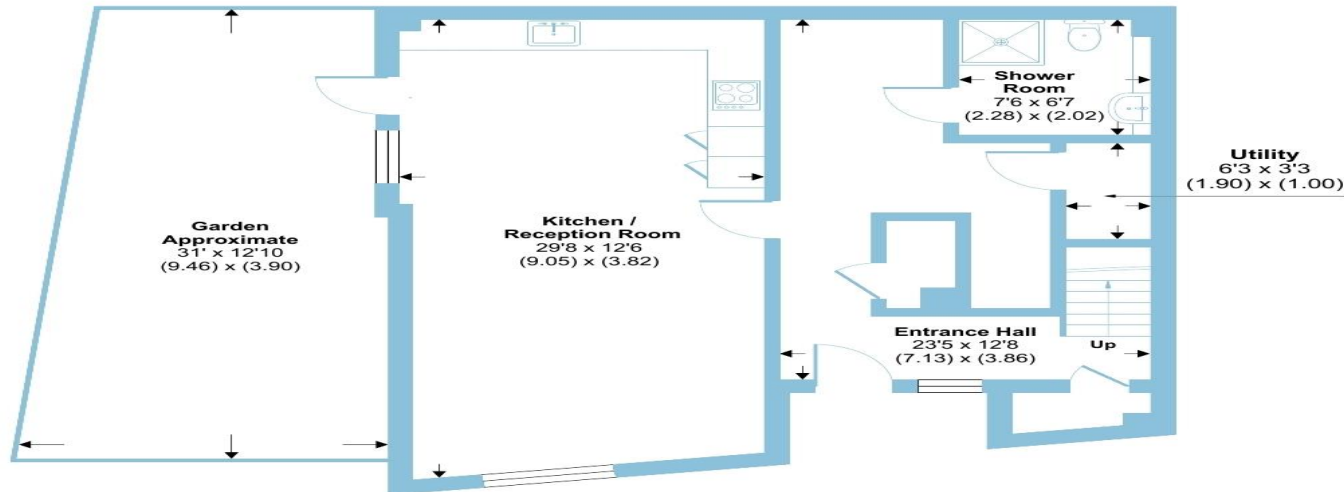
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Approximate Area = 1389 sq ft / 129 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1339874.

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- 3 DOUBLE BEDROOMS 2 BATHROOMS
- PRIVATE GARDEN & BIKE STORAGE
- SPACIOUS 125 sq m/1346sq ft
- OPEN PLAN KITCHEN/RECEPTION
- CLOSE TO BURGESS PARK

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1800.00

Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110924



Property Ref:
KGT110924 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



barnardmarcus.co.uk