



Camberwell Road | London | SE5

Leasehold

£425,000

- Two double bedrooms
- Open plan
- Communal court yard
- Off road parking for rent
- Chain free
- Local amenities
- Elephant and Castle
- Excellent bus routes
- Burgess Park
- Oval Tube



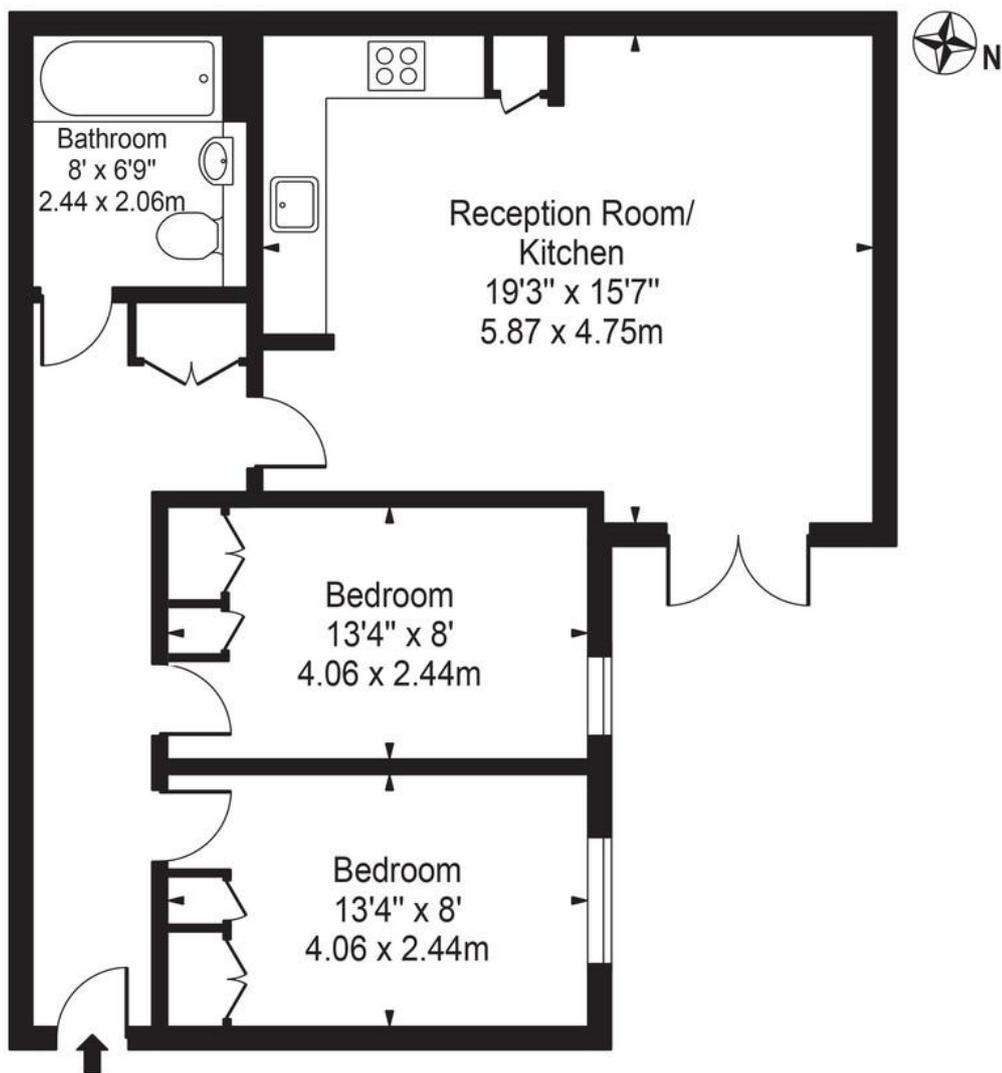
A beautifully presented two bedroom flat located in the heart of Camberwell. This well proportioned home has a bright and spacious open plan kitchen and reception area, is tastefully decorated with contemporary finishes, creating a warm and inviting atmosphere from the moment you step inside. Both bedrooms are generously sized and the modern bathroom makes it a perfect home for first time buyers looking for a vibrant area. The flat has access to a well maintained communal courtyard as well as the convenience of off street parking available to rent. Ideally situated close to local amenities, transport links, and green spaces, this attractive flat combines practicality with modern living in a sought after South London location.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Camberwell Road

Approx. Gross Internal Area 691 Sq Ft - 64.20 Sq M



## Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

### Viewing Arrangements

Strictly by appointment

### Contact Details

121 Denmark Hill

London

SE5 8EN

[www.urbanvillagehomes.co.uk](http://www.urbanvillagehomes.co.uk)

[sales@urbanvillagehomes.com](mailto:sales@urbanvillagehomes.com)

020 3519 9121

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements