



**Ayres Court New Church Road, London SE5**

**welcome to**

## **Ayres Court New Church Road, London**

We are delighted to introduce this hugely spacious and superbly appointed two double bedroom ground floor modern built apartment, with direct access to a secluded private rear garden. The property spans an impressive 872 sq ft and benefits from an ensuite to the master bedroom along with being available for sale with no onward chain. The property is situated on the sought after Camberwell Fields development just moments from Walworth Road with its selection of boutique shops, cafes - including the beautiful Fowlds Cafe, restaurants and wine bars. The property is superbly serviced with transport links with Kennington, Oval and Elephant & Castle stations all being found within 1 mile, ideal for today's professional commuters. There are also multiple bus routes running along the Walworth Road and the green open spaces of Burgess Park are only moments away.

Accommodation comprises an entrance hall with several storage cupboards, two genuine double bedrooms of similar proportions with en suite to the master, family bathroom, a fantastic open plan kitchen/dining/reception room opening on to the garden.

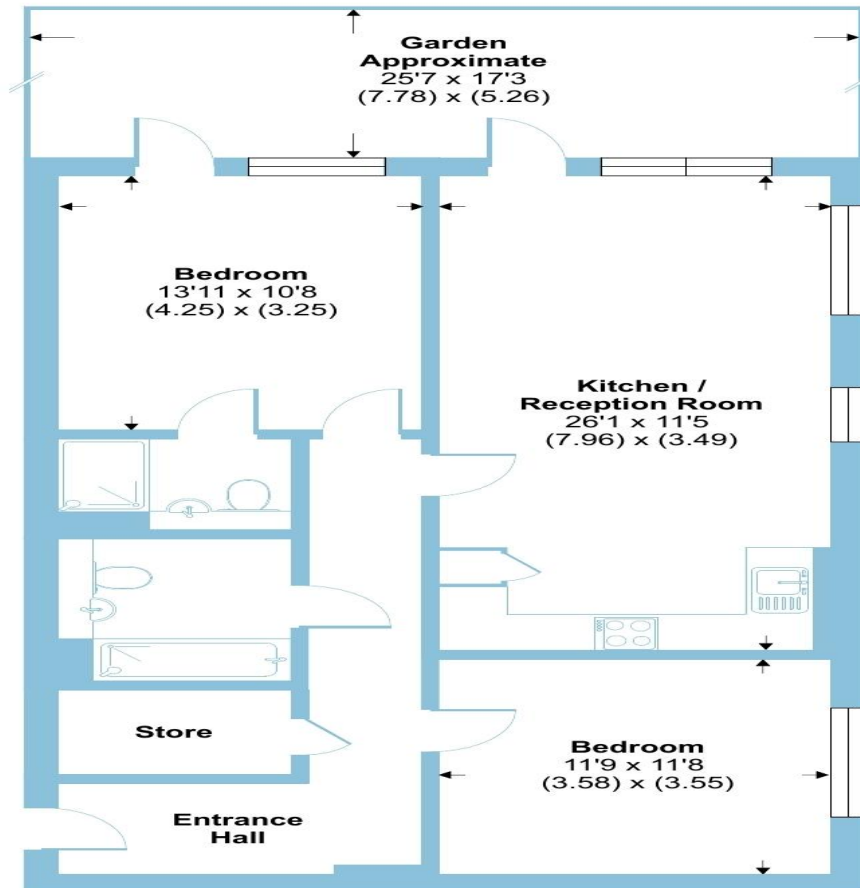
Internal viewings are a must to fully appreciate this truly special apartment.



# New Church Road, London, SE5

Approximate Area = 872 sq ft / 81 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1318721

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## Ayres Court New Church Road, London

- Two Double Bedrooms
- Private Rear Garden
- Ground Floor
- No Onward Chain
- En Suite to Master

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 4384.80

Ground Rent: 350.00

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.

offers in excess of

**£525,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT110853](https://www.barnardmarcus.co.uk/Property/KGT110853)



Property Ref:  
KGT110853 - 0014

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