



Camberwell New Road, Oval, London, SE5

Offers in excess of £1,100,000 *Freehold*

4 3 2

An excellent opportunity to acquire a large four-storey, Grade II Listed Georgian, four-bedroom house on Camberwell New Road. The property has been recently refurbished to a fantastic standard by the current owners. EPC rating D

KEY FEATURES

- Grade II listed Georgian townhouse
- Four generous double bedrooms
- Beautiful period features throughout
- Large garden with off street parking available
- Excellent transport links



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DESCRIPTION

Upon entering the house on the raised ground floor, you are greeted by a spacious double reception room with original wooden floors, large sash windows, lovely cornicing and a beautiful Georgian fireplace. Also on the floor is a bathroom with a walk-in shower, WC and hand basin.

On the lower ground floor is the open plan kitchen and living room. The bespoke kitchen has navy wooden cabinets and Corian worktops. A kitchen island sits nicely in the middle, complemented by a breakfast bar. The reception area is a good place to relax with space for a sofa and a TV and access to the charming private garden.

On the first floor is the master bedroom which is very spacious and has two large sash windows which allow an abundance of natural light enter the room, there is also plenty of space for a double bed and freestanding furniture. Adjacent is another double bedroom with useful built-in storage.

On the second floor, there are two double bedrooms which both overlook onto Camberwell New Road, both provide copious amounts of space to accommodate a double bed with additional space reserved for free-standing furniture. One of the bedrooms has a dressing room, which again offers additional space.

The bathroom finished to a superb standard complete with green tiles, a fluted wooden vanity unit with built in sink to match the bath panel, w/c and shower over the bath. There is a sash window to the rear overlooking the garden.

The garden to the rear is spacious in size, is gravelled with an array of shrubs and provides plenty of space to accommodate outdoor furniture, perfect for entertaining during the warmer summer months. There is also rear access from the alleyway for off street parking.





MATERIAL INFO

Tenure: Freehold

Term: NA

Service Charge: NA

Ground Rent: NA

Local Authority: Southwark Council

Council Tax Band: F

EPC rating: D

PARKING

Off street parking and residents parking permit from Southwark council.

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – superfast broadband

LOCATION

Camberwell New Road is a great location with various transport options on its doorstep. Situated just moments away from Myatt's Field Park which has become very popular since receiving lottery funding a few years ago. The whole area is under constant regeneration, including the exciting Oval Quarter, a development which will further enhance the popularity of the area.

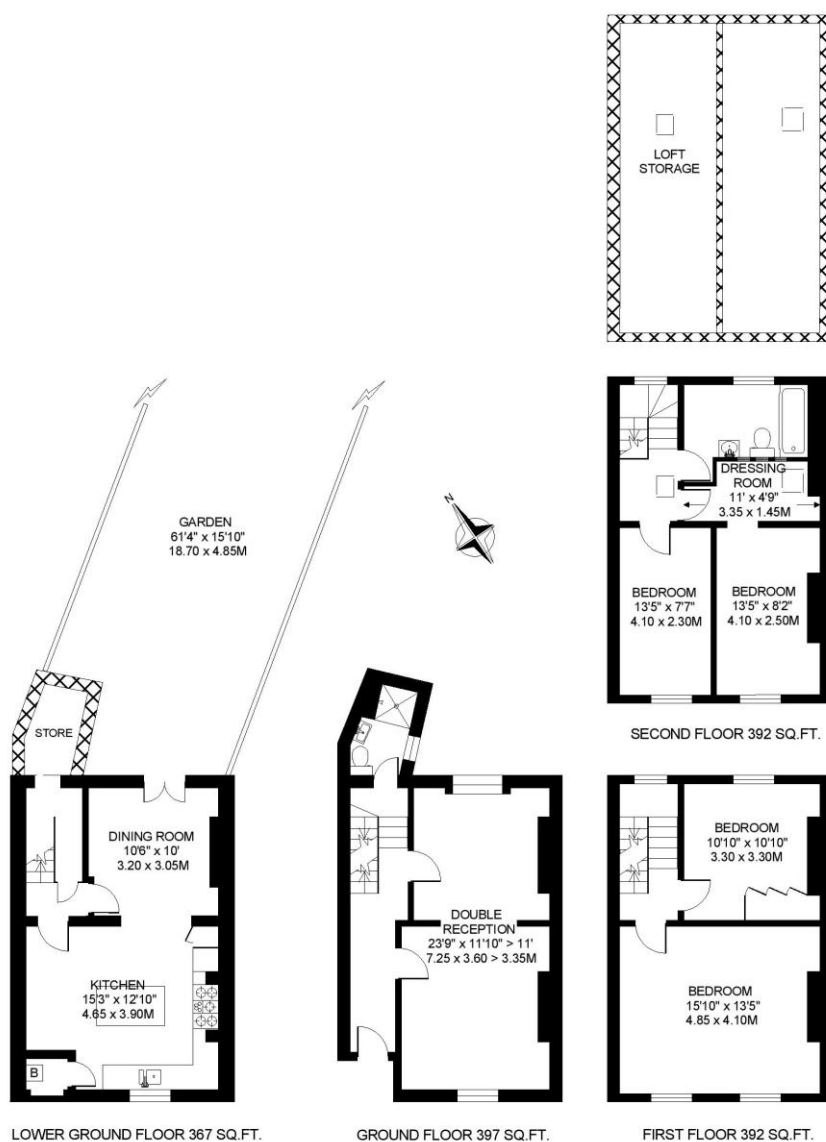
DIRECTIONS

Oval underground station (Northern and Victoria Line) is approximately 0.6 miles away and Denmark Hill station (Overground) is just over 1 mile away. The area is well served by a frequent bus service into the city, West End and beyond.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

CAMBERWELL NEW ROAD SE5
4 BEDROOM HOUSE
 Approximate gross floor area
1548 SQ.FT / 143.8 SQ.M.
 PLUS STORAGE AREAS 407 SQ.FT. / 37.8 SQ.M.
TOTAL AREA SHOWN ON PLAN
1955 SQ.FT. / 181.6 SQ.M.



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