



## Langland House, Edmund Street, London, SE5

Offers in Excess of £300,000 Leasehold

An opportunity to acquire a spacious three-bedroom, garden flat situated on the ground and first floor of this purpose-built block with off street parking, located in Camberwell. EPC Rating – C.

CASH BUYERS ONLY.

## LOCATION

You will find the property on Draycott Close just off Edmund Street. The green spaces of Burgess Park is a short walk North and the ever popular Camberwell is in close proximity South.

## DESCRIPTION

Entering the property on the ground floor, the kitchen is to your left. A well finished space with plenty of storage and workspace. You will find an electric oven, hob, extractor and space for utilities.

The hallway on the ground floor houses a w/c and storage cupboard.

The rear of the ground floor is occupied by the large reception space suitable for a family dining table, sofa and any other furniture you wish to add. The windows to the rear flood the room with natural light and provide access to the large garden.

The garden is a wonderful size and is perfect to enjoy the warmer months. A chance for someone with green fingers to leave their mark.

Heading up to the first floor, which comprises the three bedrooms and the bathroom.

The primary bedroom is a generous size suitable for a large double or king-sized bed. The secondary bedroom is another well sized double bedroom. The third, whilst a little smaller would make a great guest bedroom or home office.

The bathroom contains a bath with overhead shower, sink and W/C.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £2,169 per annum

Ground Rent - £10 per annum

Council Tax Band - B

## PARKING

Off street parking

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – Gas central heating

Sewerage – mains connected

Broadband – Superfast Fibre

## LOCAL AUTHORITY

Southwark Council


## TENURE

Leasehold 125 years from 24 January 1983

## DIRECTIONS

Denmark Hill Rail Station (London Overground) is approximately 0.9 miles away whilst your nearest underground station is Oval

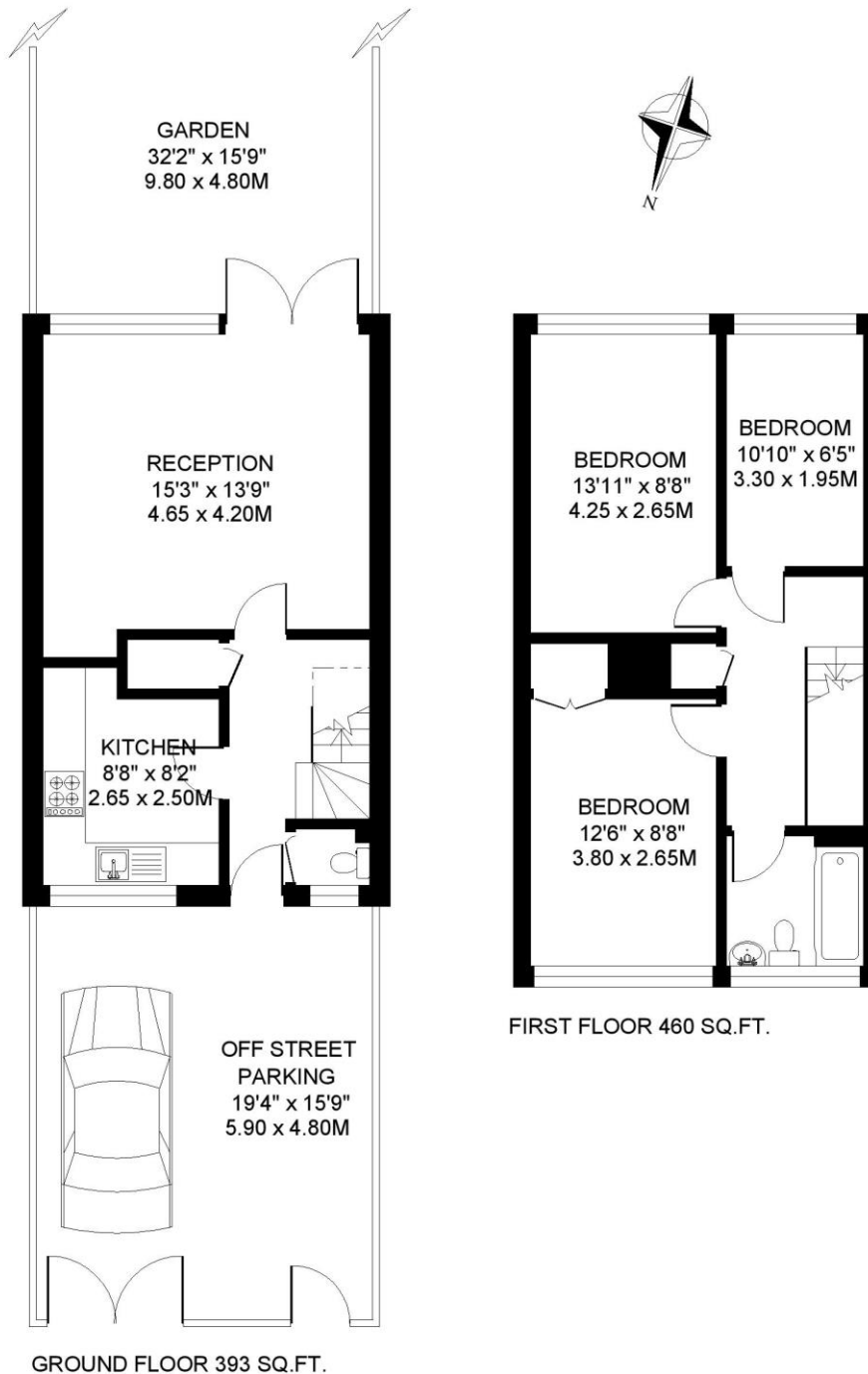
Underground Station (Northern Line) is approximately 1.2 miles away. Frequent bus services to the city and beyond can be found on Camberwell Road, just around the corner.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C	76	76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



LANGLAND HOUSE SE5  
3 BEDROOM FLAT

Approximate gross floor area  
853 SQ.FT / 79.2 SQ.M.



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This floorplan is for illustration purposes only and is not to scale. The position and size of doors,  
windows, appliances and other features are approximate.

Kennington | 020 7587 0600 | kennington@winkworth.co.uk