



## Bethwin Road, London, SE5

£750,000 Leasehold

A stunning two-bedroom, two-bathroom split-level penthouse apartment with a private roof terrace and separate kitchen and reception room. Access via private lobby for penthouse apartments.

## LOCATION

Bethwin Road is just off Camberwell Road and situated across the road from Burgess Park. With local amenities on Camberwell Road, you need not stray too far from home.

## DESCRIPTION

This modern apartment is perfectly designed and comprised of a separate kitchen and reception room, two double bedrooms, two bathrooms with shower and bath and a wonderful terrace.

The kitchen is stylish and of a high standard with a stone wash and white gloss finish throughout. The kitchen comes with an abundance of storage, including an island with storage which doubles as a breakfast bar. A large dining table can fill the space, whilst a spiral staircase takes you upstairs to the reception room. The kitchen is equipped with a tall fridge freezer, oven, microwave, electric hob, sink and dishwasher.

The reception room is a large space with wonderful views over London. The space is sizable and can fit two medium sofas, an armchair and a coffee table.

The reception room leads off onto an extensive roof terrace covering a large area of 540 sqft with views of the city and more.

Two double bedrooms of equal sizes are fitted with carpets and built-in storage. The master bedroom has an ensuite with walk-in shower, heated towel rail, sink with vanity mirror and toilet.

The family bathroom is easily accessed from all rooms on the sixth floor and accommodates a bath, toilet, sink, vanity cabinet and heated towel rail.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground rent - £350.00 per annum

Service charge - Circa £3,060.00 per annum

Council Tax Band - C

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating

Sewerage – mains connected

Broadband – fibre

## LOCAL AUTHORITY


Southwark Council

## TENURE

Leasehold - from 14 June 2019 until 1 February 2141

## DIRECTIONS

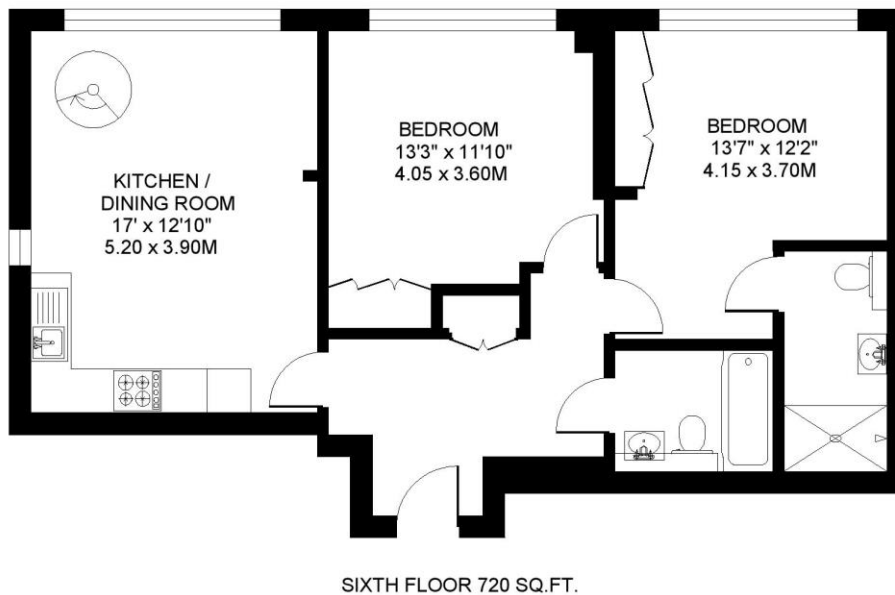
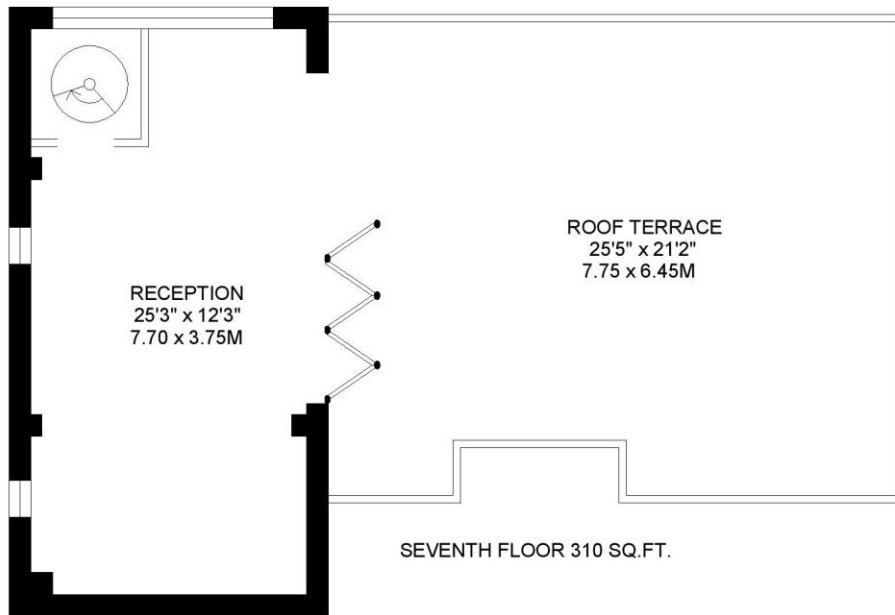
Oval Underground Station is approximately 0.8 miles away (Northern Line), offering easy access to the City and the West End. Elephant and Castle Overground and Underground Stations (National Rail, Northern & Bakerloo Lines) are approximately 1.2 miles away.

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



BETHWIN ROAD SE5  
2 BEDROOM FLAT

Approximate gross floor area  
1030 SQ.FT. / 95.7 SQ.M.



*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.*

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Floorplan produced for Winkworth by Floorplanners 07801 228850

**Kennington** | 020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)