

## Camberwell New Road, London, SE5

£515,000 Leasehold

Winkworth are proud to present a fantastic three-bedroom flat on Camberwell New Road with a un-demised roof terrace, all within close proximity to Oval tube station. EPC rating D.

## LOCATION

Oval Underground Station is a short walk away (approximately 5-minute walk) and the local area also benefits from a range of shops, supermarkets and amenities. The beautiful Myatt's Field Park, with its children's playground, tennis courts, café and wildlife garden is approximately a 15-minute walk away.

## DESCRIPTION

Upon entering the property, you will notice the spacious open-plan kitchen and living area. The space is filled with natural light thanks to the dual aspect. The kitchen has an integrated fridge freezer, dishwasher, electric hob and oven as well as an abundance of storage. There is also room for a dining table and chairs.

The adjoining living area has carpet throughout and two very large, double-glazed windows which look out onto Camberwell New Road. There is space for at least one large sofa, armchairs, coffee table and freestanding storage. Also, integrated into the walls is useful storage, in the form of cupboards and shelves.

On the far side of the open-plan kitchen and living area you will find the three bedrooms and bathroom. The bathroom is immediately on your right and is well-finished throughout. The bathroom contains a bath with shower above, hand basin, W.C. and a vanity mirror. Next to family bathroom there is also a separate W.C. with basin.

Opposite and next to the bathroom you will find each of the three bedrooms, each a very similar size. The bedrooms all have built in cupboards and plenty of room for double beds and further storage solutions. Two of the three bedrooms look onto Camberwell New Road, whilst the other bedroom looks out to the rear of the building.

Lastly, leading out from the living area is the very generously sized and attractive roof terrace. The terrace has ample amount of space, with room for a table, chairs, bench and even a BBQ.

Please note the roof terrace is not demised to the flat. However the current owners have exclusive access to the terrace and have had this since 2008. Additionally, the previous owners had exclusive access to the terrace from 1985.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £527.00 per annum building insurance

Ground Rent - £100.00 per annum

Council Tax Band - C

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating, combi boiler

Sewerage – mains connected

Broadband – Super Fast Fibre

## LOCAL AUTHORITY

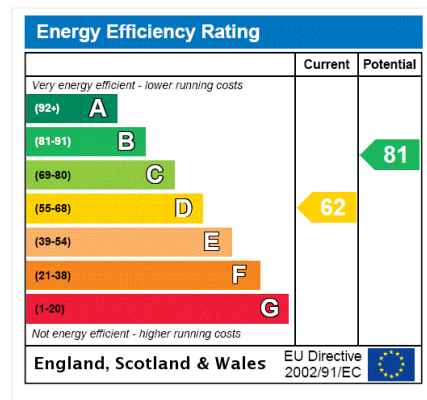
Lambeth

## TENURE

Leasehold - 198 years from July 2012

## DIRECTIONS

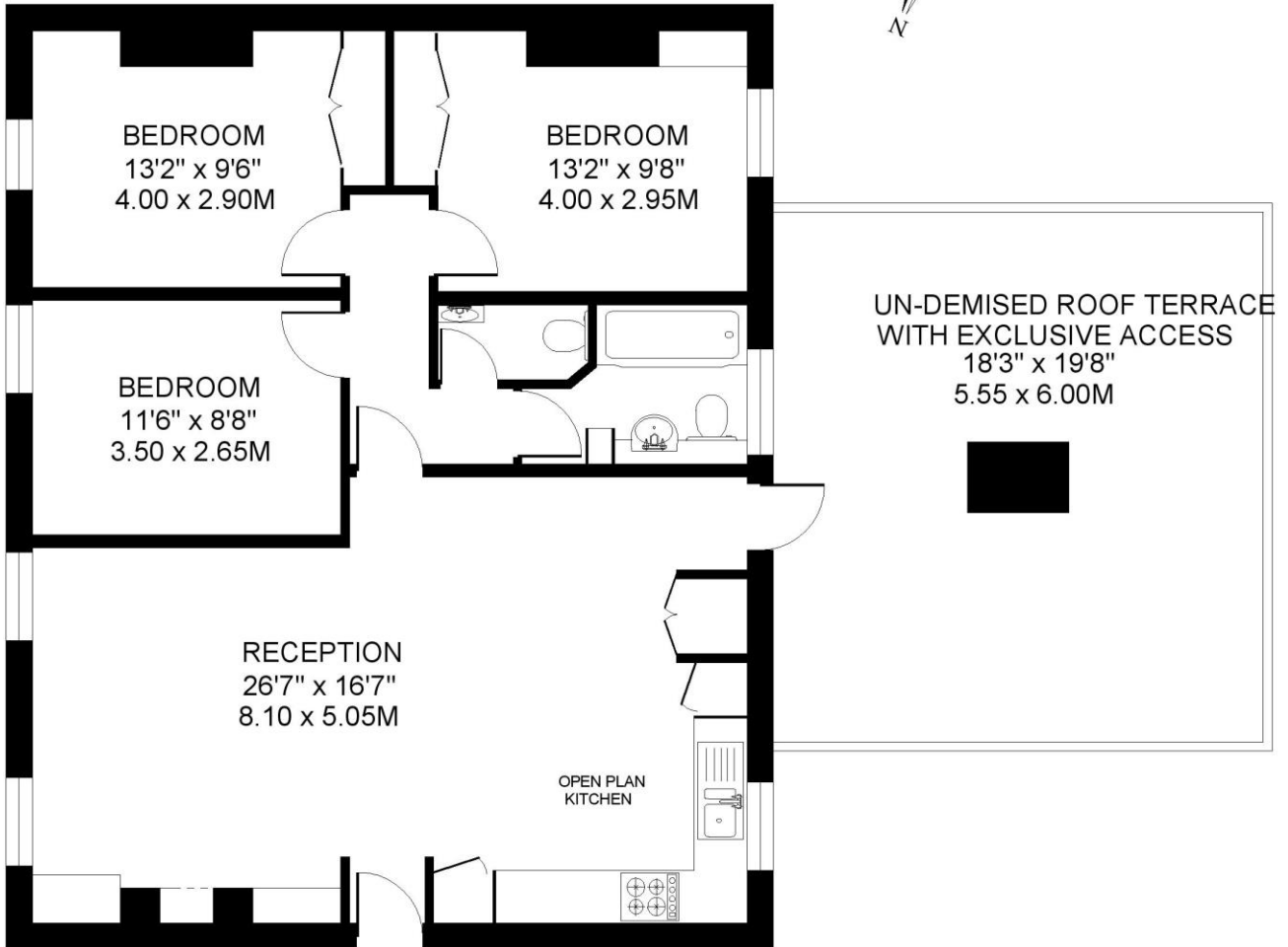
Oval Underground Station (Northern Line) is 0.2 miles away, and Vauxhall Overground/Underground (National Rail and Victoria Line) is 0.8 miles away. The flat is also well served by excellent bus routes to Vauxhall and onwards into Central London.





CAMBERWELL NEW ROAD SE5  
3 BEDROOM FLAT

Approximate gross floor area  
881 SQ.FT / 81.8 SQ.M.



SECOND FLOOR

*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

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