



CAMEFORD COURT, LONDON, SW2
£350,000 LEASEHOLD





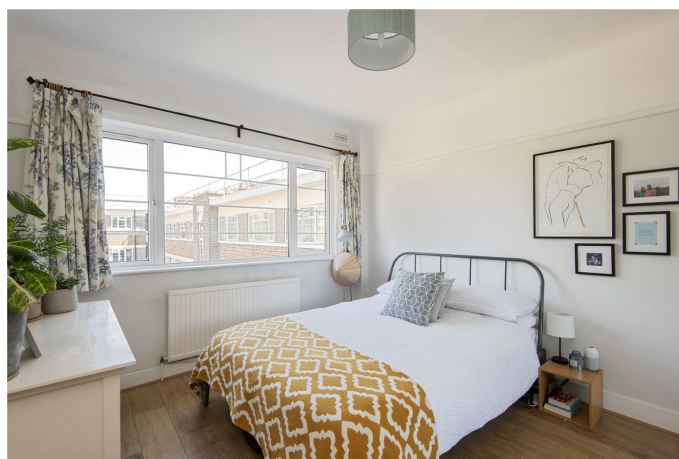
CAMEFORD COURT, LONDON, SW2

This bright and neutrally presented third floor, two-bedroom apartment is ideally located just off the South Circular Road (A205) within easy reach of local transport and amenities of Balham, Clapham, Streatham Hill and Brixton.

Set within large lawned communal gardens, this immaculate third floor apartment is in a handsome 1930's 'Art-Deco' brick-built mansion block on New Park Road. The property enjoys excellent natural light from the large, double-glazed windows and has been lovingly maintained and updated by the present owners. There is a reception and dining room overlooking the front with a south-easterly aspect, with fitted bookshelves, a picture rail and wooden floors. There are two bedrooms, (larger and smaller) a smart white kitchen with plenty of fitted wall and base units, metro tiled splash backs and plantation shutters fitted. The all-white tiled modern bathroom benefits from a window and has a shower over the bath, a WC and a wash hand basin. There is useful fitted storage in the hall with space for coats and boots etc. New Park Road is on the Balham/Brixton Hill borders and as such is well-placed for access to both the Northern Line and Victoria line tube as well as Streatham Hill and Balham overground stations. Pretty "Abbeville Village" shops and restaurants are nearby as well as Clapham Common, Tooting Bec Common and Brockwell Park.

AT A GLANCE

- 1930's Mansion Block
- Third Floor
- Excellent Natural Light
- Two Bedrooms
- White Bathroom
- Fitted Kitchen
- Reception Room
- Good Standard of Presentation
- Communal Gardens
- Lambeth Council Tax Band: C
- Leasehold (140 years approx. remaining)
- Sole Agent



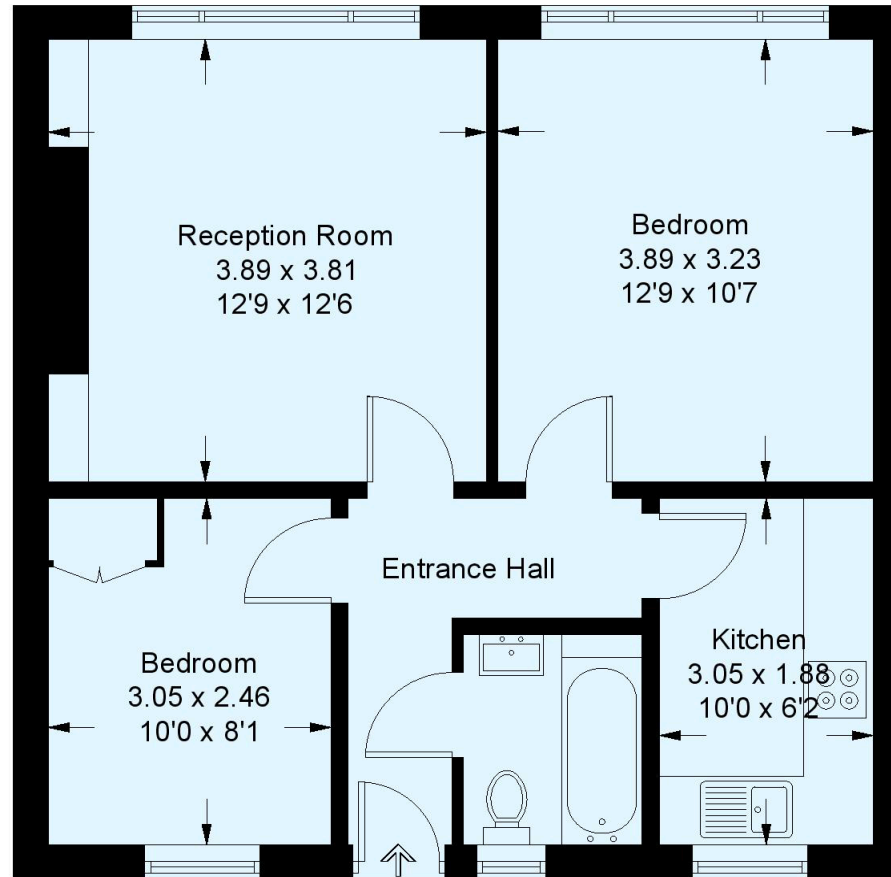
LOCATION

Streatham Hill



Cameford Court, SW2

Approximate Area = 51.9 sq m / 559 sq ft
(Including Limited Use Area = 1.0 sq m / 11 sq ft)



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID670096)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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