



CAMEFORD COURT, LONDON, SW2
£325,000 LEASEHOLD

A TWO BEDROOM PURPOSE BUILT APARTMENT OFF BRIXTON HILL

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Set within the well-maintained Cameford Court, this two-bedroom flat offers bright and spacious living, with excellent potential to personalise. The property is located on the first floor and features a practical layout, including a generous reception room with a feature fireplace and large windows allowing natural light to flow throughout.

The separate kitchen is equipped with fitted cabinetry, offering ample storage and workspace, while both bedrooms are well-proportioned, with views overlooking the communal gardens. The bathroom has a modern finish, featuring a walk-in shower and sleek tiling. Residents will also benefit from access to the beautifully maintained communal gardens and a secure entry system.

Situated on New Park Road, Cameford Court is perfectly positioned for access to Streatham Hill, Brixton, and Balham, offering an array of shops, eateries, and excellent transport links. Nearby Tooting Bec Common provides vast green spaces for outdoor pursuits.



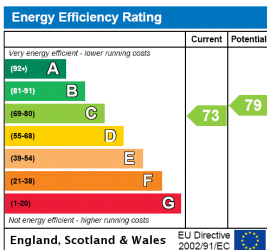


TOTAL: 509 sq. ft, 47 m2
FLOOR 1: 509 sq. ft, 47 m2

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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.



Tenure: Leasehold

Term: 137 year and 11 months

Service Charge: £2280 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

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.

Streatham | 020 8769 6699 | streatham@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.