

Camberwell New Road, London, SE5

£495,000 Share of Freehold

Winkworth are proud to present this charming two-bedroom split-level period conversion on Camberwell New Road. EPC Rating D.

LOCATION

This flat is located on Camberwell New Road and only a short walk from Camberwell Green and Myatt's Fields Park. The flat is extremely well located for the trendy gastro pubs, bars and many eateries of Camberwell, Peckham and Brixton.

DESCRIPTION

As you enter the flat on the second floor you are greeted by a spacious kitchen on your left. This kitchen offers ample storage and worktop space, as well as space for an oven with hob and extractor fan above, fridge/freezer, and a small breakfast bar. Located in the kitchen there is also a new built in gas fired boiler which runs the hot water and central heating.

Opposite the kitchen is the main bathroom – a large suite with containing a bath with overhead shower, W.C., and sink with vanity mirror above and storage below. A large walk in storage cupboard can be found between the kitchen and main bathroom.

The reception room is a fantastic size with ample space for a dining table and chairs, as well as an L-shaped sofa, coffee table, and TV unit.

From the reception room is the first bedroom, which is a great sized double with space for free-standing storage.

The third floor comprises an extremely large bedroom with en-suite bathroom, an additional utility area, and french doors looking out onto the roof. There is plenty of space for a double bed and free-standing storage. The en-suite bathroom contains a large walk-in shower, W.C., sink and heated towel rail. The utility area is large enough to store a washing machine and another appliance of a similar size.

LOCAL AUTHORITY


Southwark Council, London
Council Tax Band C

TENURE

Share of Freehold - Leasehold of 125 years from 25 March 1985
Ground rent: Nil
Service charge: 1/3 toward any required works

DIRECTIONS

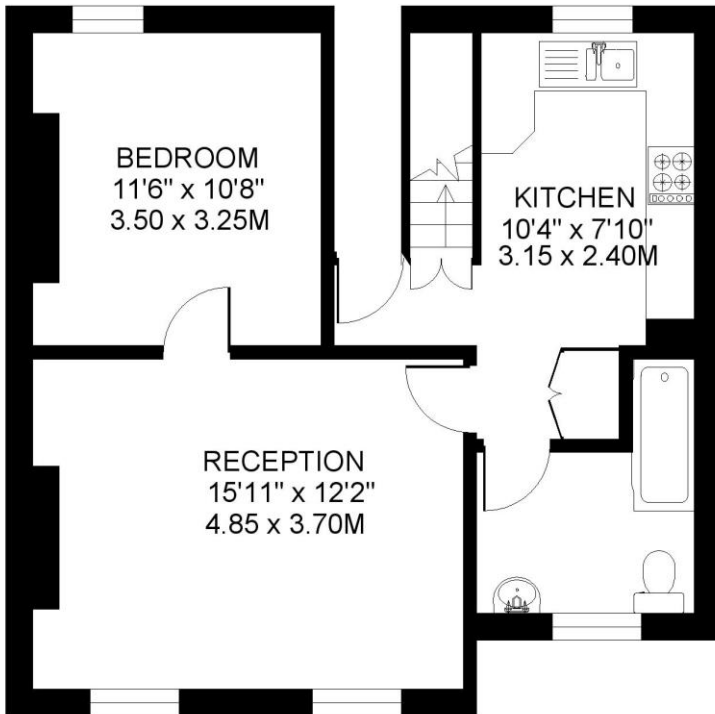
Camberwell New Road is well served by a frequent bus service into Central London. There are multiple bus routes from Hayes Court to Victoria, Paddington and Battersea. Oval Underground Station (Northern Line) is approximately 0.6 miles away.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

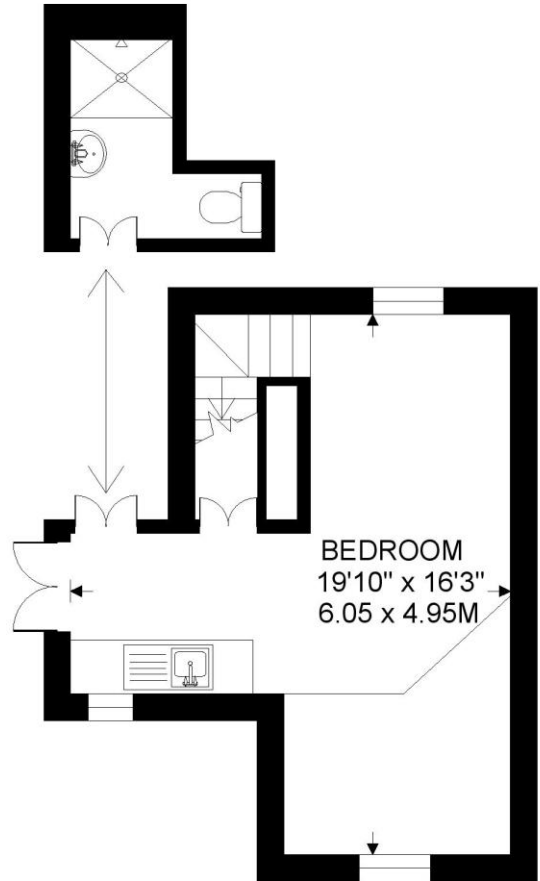


CAMBERWELL NEW ROAD
2 BEDROOM FLAT

Approximate gross floor area
811 SQ.FT / 75.3 SQ.M.



SECOND FLOOR 538 SQ.FT.



THIRD FLOOR 273 SQ.FT.

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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