



Camberwell New Road, Camberwell, London, SE5

£325,000 Share of Freehold

Winkworth are proud to present a beautifully presented one bedroom, top floor flat within a Grade II listed Georgian building on Camberwell New Road, located close to Oval Underground station. EPC rating - D

Winkworth

LOCATION

Camberwell New Road is a great location with various transport options on its doorstep. Situated just moments away from Myatt's Field Park which has become very popular since receiving lottery funding a few years ago. The whole area is under constant regeneration, including the exciting Oval Quarter, a development which will further enhance the popularity of the area.

DESCRIPTION

A well-maintained one-bedroom apartment on the top floor of this Georgian, Grade II listed building. Upon entering, you will immediately notice the apartment is finished to a high standard and has good natural light.

Upon entering the flat, you are greeted by stairs which lead upward to the apartment. There is a landing at the top of the stairs which leads onto the kitchen, bedroom and living room.

The modern kitchen offers an electric fan-powered oven with induction and ventilation and space for a fridge, washing machine and plenty of storage.

The adjoining reception space has ample space for a seating area and a coffee table, making it a wonderful area to relax and entertain. The space feels airy and light thanks to large windows.

The bedroom is also a cosy space with useful in-built storage and space for a double bed.

The bathroom is well-equipped comprising a bath with shower, basin with a vanity mirror and a W.C.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service charge – £1,700 per annum (inc £1,200 sinking fund)

Ground rent – £150 per annum

Council tax – Band C

PARKING

A street parking permit can be obtained from Southwark Council

UTILITIES

Electricity – mains

Gas – mains

Water – mains

Heating – gas

Sewerage – mains

Broadband – superfast broadband

LOCAL AUTHORITY

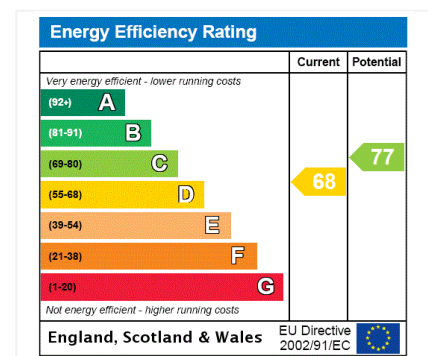
Southwark Council

TENURE

Share of Freehold - 999 years from 1 January 2013

DIRECTIONS

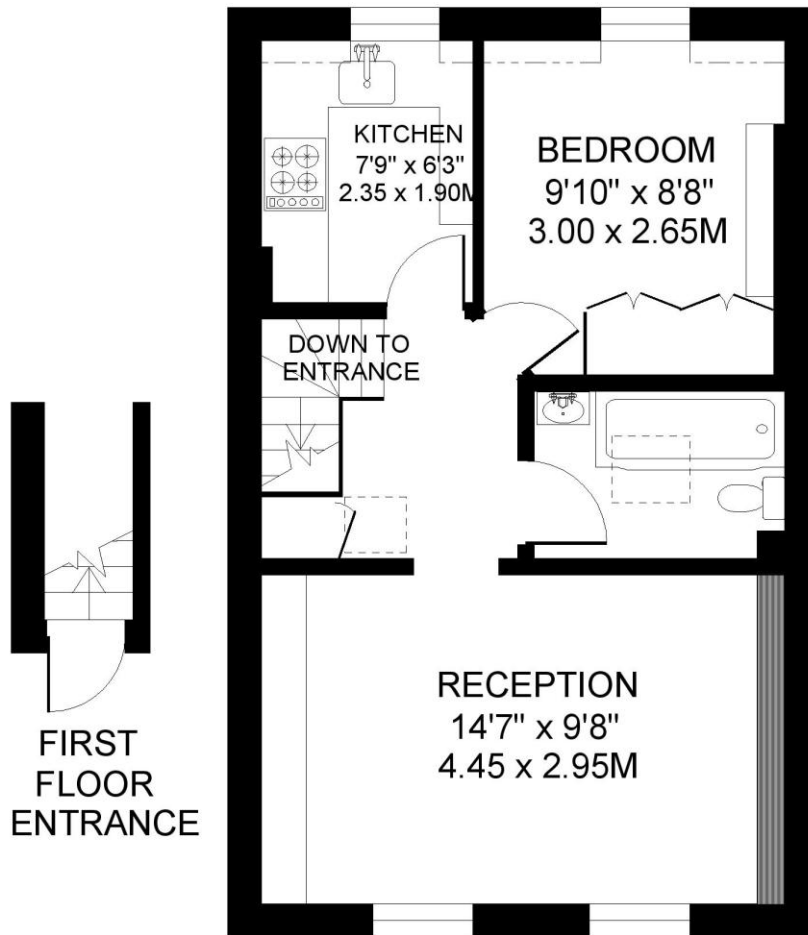
Oval underground station (Northern and Victoria Line) is approximately 0.6 miles away and Denmark Hill station (Overground) is just over 1 mile away. The area is well served by a frequent bus service into the city, West End and beyond.





CAMBERWELL NEW ROAD . SE5
1 BEDROOM FLAT

Approximate gross floor area
392 SQ.FT / 36.4 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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