

## Halsmere Road, Myatts Field, London, SE5

£350,000 Leasehold with a Share of Freehold

An opportunity to acquire a wonderful second floor one-bedroom period flat, situated on Halsmere Road, which is very close to the wonderful Myatt's Field Park.

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## LOCATION

Halsmere Road is a quiet and attractive cul-de-sac, adjacent to the park and just off Calais Street. Myatt's Field Park (approximately two minutes' walk away) is one of London's oldest public parks and has undergone a major overhaul in recent years to create a wonderful children's play area, café, tennis courts and open spaces.

## DESCRIPTION

Enter the flat on the top (second) floor of the building and immediately in front, you will find the modern tiled bathroom, which is comprises a bath with overhead shower, basin, towel rail, W.C.

At the top of the stairs, and immediately in front, you will find fantastic eaves storage that could be developed into a small utility area.

To the left, you will find the open-plan kitchen sitting room which is wonderfully light thanks to two Velux windows. The kitchen is equipped with ample worktop surfaces, electric fan-powered oven with induction hob and extraction, small fridge/freezer, and sink. More than enough storage is available beneath the worktops. Furthermore, the room offers impressive views across London including the London Eye and The Shard.

Adjoined is the sitting room with south-facing aspects and is carpeted throughout. There is more than enough space to accommodate multiple sofas and coffee table and small dining table and chairs.

The bedroom opposite is plenty large enough to accommodate a king-size bed with additional space reserved for free-standing furniture. The attic includes the space above the living room and bedroom providing a great storage.

The property is well presented throughout and offers an exciting opportunity for first time buyers or investors.

Permit parking available through Lambeth for on street parking.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £900.00 per annum

Ground Rent - £350.00 per annum

Council Tax Band - C

## UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Ultra fast Full Fibre Broadband

## LOCAL AUTHORITY

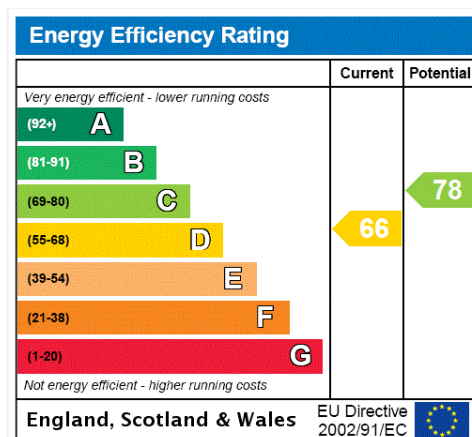
Lambeth

## TENURE

Leasehold - 125 years from and including 24 June 2017

## DIRECTIONS

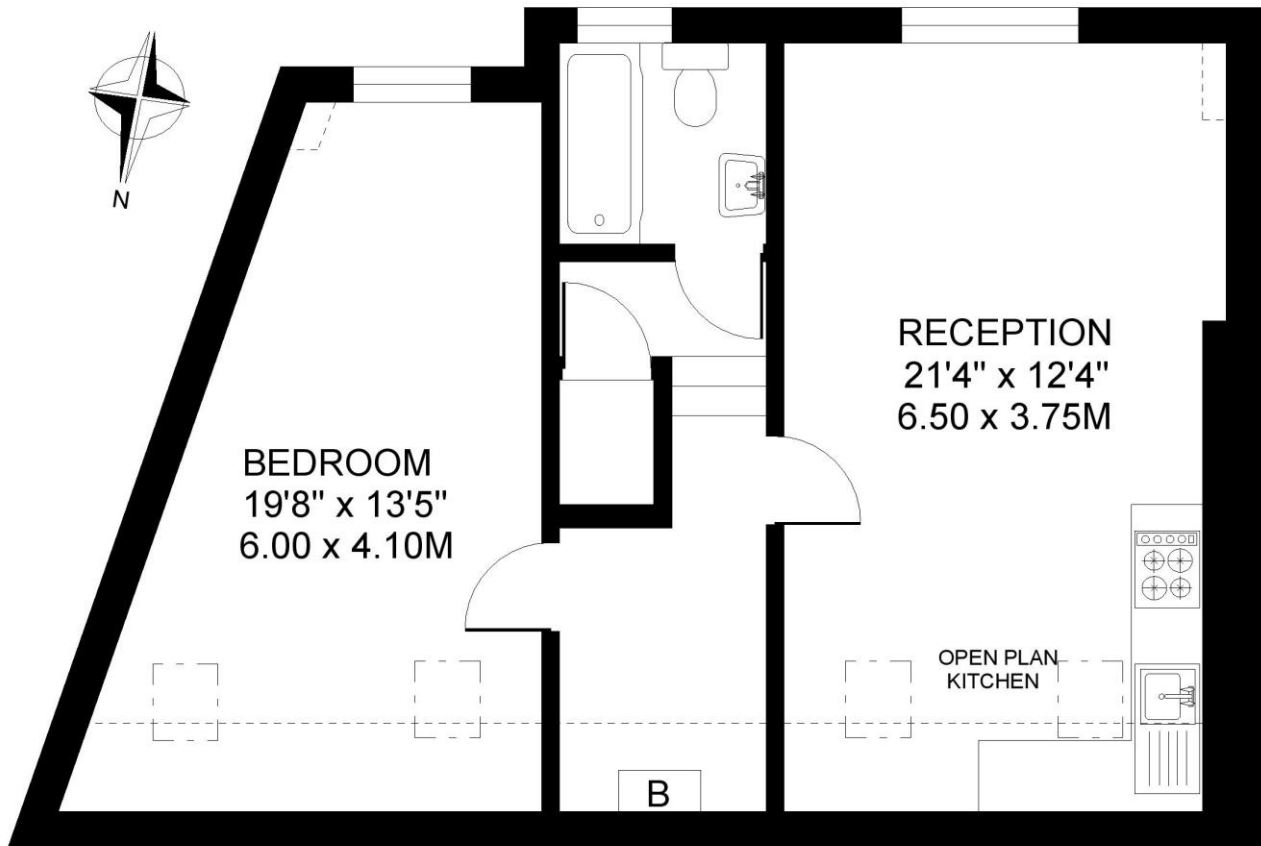
Oval Underground Station (Northern Line) is approximately 0.8 miles away. Loughborough Junction Overground Station (National Rail) is also approximately 0.8 miles away. Camberwell New Road is served by frequent bus services into The City and West End.





HALSMERE ROAD SE5  
1 BEDROOM FLAT

Approximate gross floor area  
576 SQ.FT. / 53.5 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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