



Kennington / Oval Sales, 4-6 Clapham Road, London SW9 0JG
T 020 7820 4100 E ovalsales@ludlowthompson.com W www.ludlowthompson.com

UPSTALL STREET CAMBERWELL



£425,000 FOR SALE

REF: 2294710

1 Bed, Period Apartment, Permit Parking

High Ceilings - Close to Denmark Hill - Low service charge - 715 sq ft / 65 sq m - Separate Storage - Close to Myatts Field

This huge one bed period conversion is across the entire first floor of this stunning period property. Measures 715 sq ft, there is scope to change into a two bedroom with ease. Boasting a lounge with four long windows and very high ceilings, a separate kitchen, bathroom and large bedroom to the rear. Also benefiting from a long lease and low service charges. Myatts Field Park is just at the end of the street, offer wide green spaces, a cafe, sports facilities and wildlife areas. For transp... [continued below](#)

Train/Tube - Loughborough Junction, Oval, Brixton, Denmark Hill

Local Authority/Council Tax - Lambeth

Tenure - Leasehold

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Lounge



Lounge



Kitchen



Bedroom



Bedroom



Bathroom



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Dining



Myatts Field

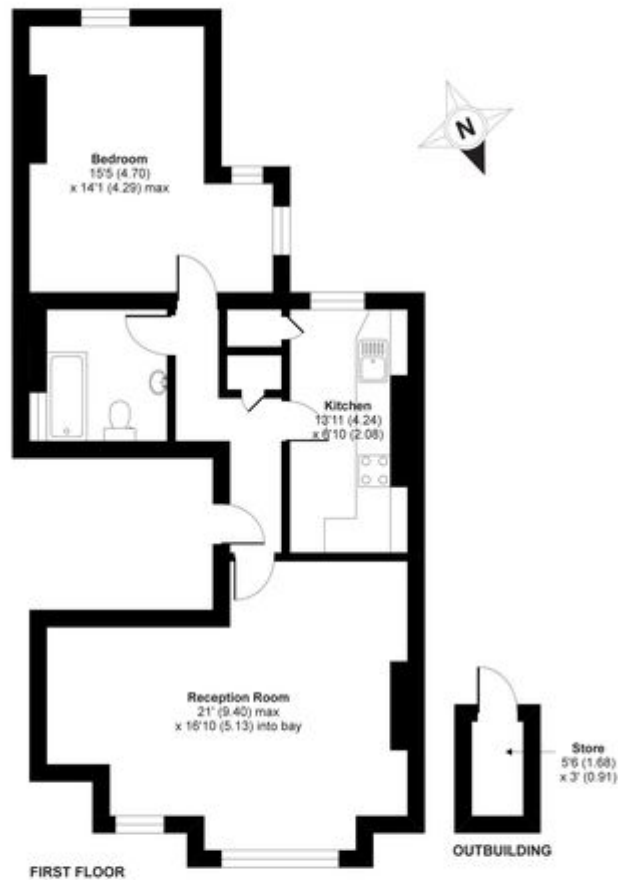


UPSTALL STREET CAMBERWELL



Upstall Street, London, SE5

APPROX. GROSS INTERNAL FLOOR AREA 715 SQ FT 66.4 SQ METRES (EXCLUDES STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Myatts Field Park is just at the end of the street, offer wide green spaces, a cafe, sports facilities and wildlife areas. For transport Denmark Hill is only a 15 minute walk away and Brixton and Oval are within 1 mile

Tenure Details

Tenure - Leasehold

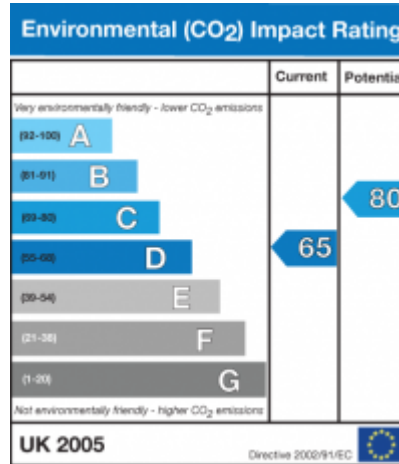
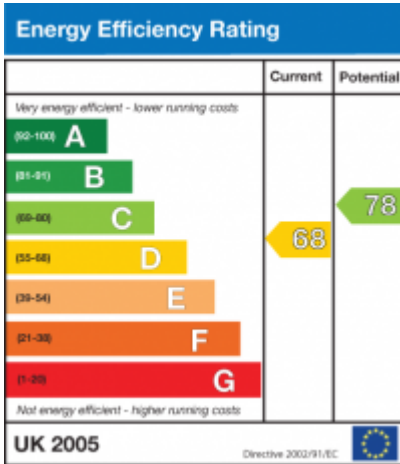
Lease Length - 119 years

Ground Rent - £10 per year

Service Charges - £500 per year



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Kennington / Oval Sales Office quoting 2294710

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.