



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

BENHILL ROAD CAMBERWELL



£875,000 FOR SALE

REF: 2803478

3 Bed, Town House, Private Garden & Private Terrace, Permit Parking

Close to Denmark Hill - Ensuite - Roof Terrace - Freehold - Solar Panels - Garden with Rear Access

Stunning, modern house boasting both a garden with rear access and a roof terrace, minutes away from Burgess Park. The ground floor contains a large WC, open plan reception with a modern fully integrated kitchen, leading out to the amazing private back garden. The first floor contains two spacious double bedrooms and a superb family bathroom. On the second floor you find the main bedroom with fitted wardrobes, an ensuite shower room and a gorgeous private terrace overlooking the garden. It has...

continued below

Train/Tube - Peckham Rye, Kennington, Oval, Denmark Hill

Local Authority/Council Tax - Southwark

Tenure - Freehold

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Reception



Terrace



Reception



Garden



Main Bedroom



Ensuite



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Bedroom 2



Bathroom



Bedroom 3



Main Bedroom



Reception



Exterior



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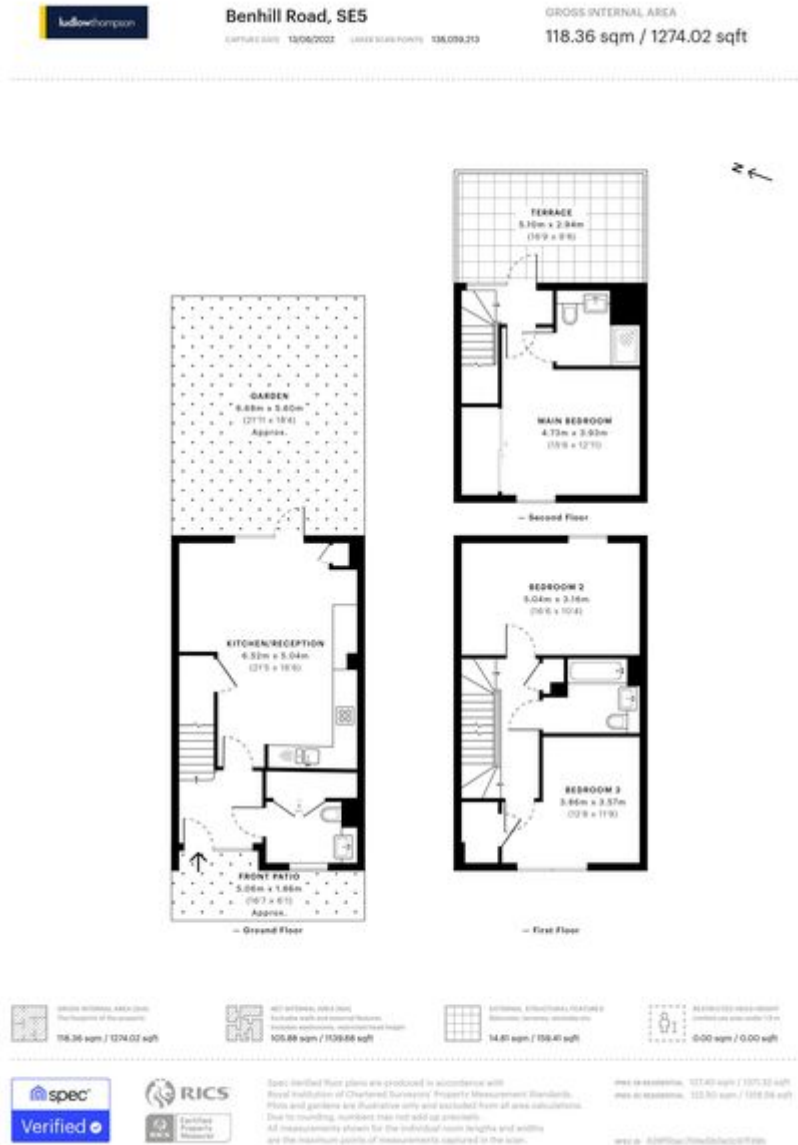
BENHILL ROAD CAMBERWELL



Road View



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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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Stunning, modern house boasting both a garden with rear access and a roof terrace, minutes away from Burgess Park.

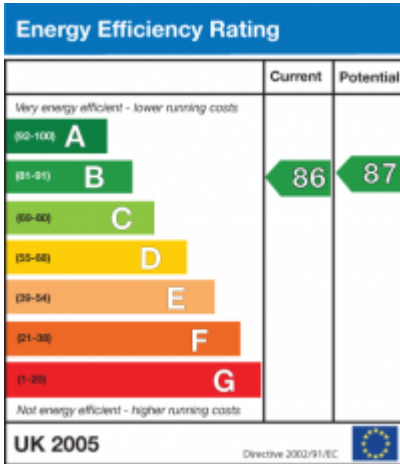
The ground floor contains a large WC, open plan reception with a modern fully integrated kitchen, leading out to the amazing private back garden. The first floor contains two spacious double bedrooms and a superb family bathroom. On the second floor you find the main bedroom with fitted wardrobes, an ensuite shower room and a gorgeous private terrace overlooking the garden. It has been decorated to a high standard with lots of stylish touches.

The house boasts floor to ceiling windows to allow lots of natural light to flow and there's a surprising amount of storage spaces. The private garden is the ideal, enough room for al fresco dining, a lawn, flower beds and rear access. The roof terrace is huge and feels private, ideal for entertaining and its accessible from the top landing.

Only a 5 minute walk to the popular Burgess Park. Camberwell with all its amenities is also a short walk away. Located under a mile to Denmark Hill station (Overground / Thameslink / Southeastern) and Oval tube (Northern).



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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 2803478

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.