



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

CORMONT ROAD CAMBERWELL



£600,000 FOR SALE - CHAIN FREE

REF: 2825850

2 Bed, Conversion Apartment, Shared Terrace, 1 Allocated Parking Space

Views over Myatts Field - Porter - Under 15 minutes to Tube - Share of Freehold - Gated Allocated Parking - Approx 70 sq m

An outstanding top floor flat in the impressive St Gabriel's Manor, overlooking Myatt's Fields Park. It is offered to the market chain free and benefits from secure gated entry, with a porter, a secured parking spot, and a share of freehold. It comprises a large reception/dining room, leading into a superb fitted kitchen, two double bedrooms and a bathroom. Being top floor the flat benefits from skylights that flood the flat with natural light making it airy and bright. The rooms are very spac... [continued below](#)

Train/Tube - Oval, Loughborough Junction, Stockwell, Brixton

Local Authority/Council Tax - Lambeth

Tenure - Share of Freehold

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External



View of Myatts Field



Reception Room



Kitchen



Main Bedroom



Main Bedroom



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Bedroom 2



Bedroom 2



Bathroom



Roof Terrace



Building



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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 of furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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It comprises a large reception/dining room, leading into a superb fitted kitchen, two double bedrooms and a bathroom. Being top floor the flat benefits from skylights that flood the flat with natural light making it airy and bright. The rooms are very spacious with high ceilings, plenty of storage space and original, restored wood flooring.

The grand building is steeped in history, which shows throughout its architecture and stunning hallways. Originally a training college for female teachers, then became a seminary for Anglican priests. The benefits of the building are a lift, roof terrace, allocated parking space, covered bike storage, secure gated entry and a porter.

Opposite Myatt's Field Park, which has long stretches of greenery, recently refurbished tennis courts, jazz in the park and a Tea House.

Various bus links, underground and overground stations are near by, including Oval (Northern) and Stockwell (Northern / Victoria) tubes, Loughborough Junction Station (Thameslink) and Denmark Hill Station (Thameslink / Southeastern). It is only a 30 minute walk from to the Thames Riverside Walk.

Tenure Details

Tenure - Share of Freehold

Lease Length - 125 years

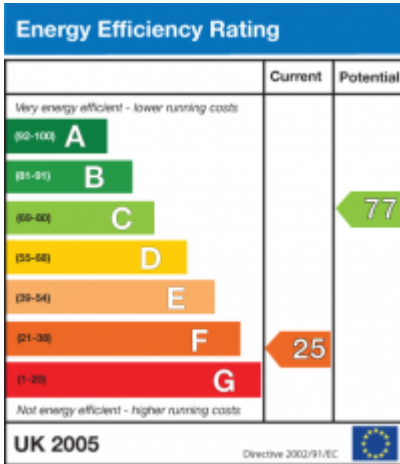
Service Charges - £3000 per year

Ground Rent - £100 per year



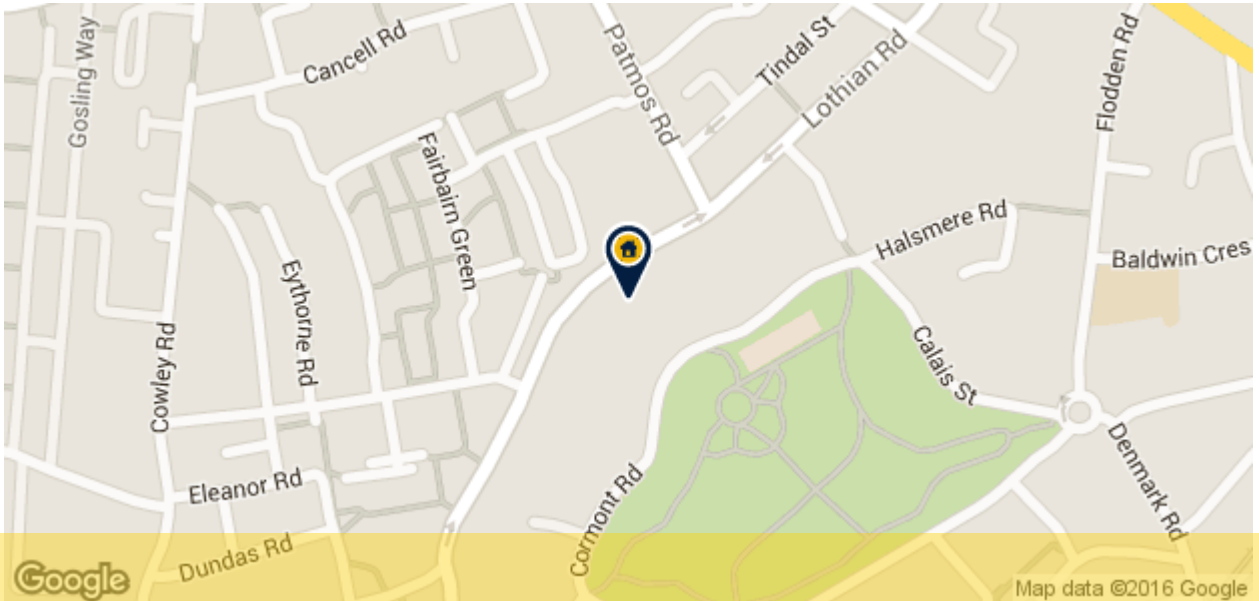
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When you want to view a property through us it helps to bear in mind the following:

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 2825850

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.