



Kennington / Oval Sales, 12 Clapham Road, London SW9 0JG
T 020 7820 4100 E ovalsales@ludlowthompson.com W www.ludlowthompson.com

ELMINGTON ROAD CAMBERWELL



£475,000 FOR SALE - CHAIN FREE

REF: 2827162

2 Bed, Purpose Built Apartment, Private Balcony & Communal Garden

Bike Storage Available - Communal Garden - Second Floor - Amazing Location - Private Balcony - Two Bathrooms

A gorgeous, chain free two-bedroom apartment, containing a nice sunny balcony and benefiting from a gated communal garden and a lift! Visitor parking bays and a communal bike storage area are also available. Do not miss the opportunity to live in this excellent location. The property has a massive kitchen-reception, with super sleek kitchen fitting and enough space for a dining table. The reception leads out to a very pretty balcony, where you can have a nice seating area or keep your potted ... **continued below**

Train/Tube - Oval, Denmark Hill

Local Authority/Council Tax - Southwark

Tenure - Leasehold

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Balcony



Kitchen



Kitchen-Reception



Balcony view



Main Bedroom



Main Bedroom



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Main Ensuite



Bedroom 2



Bathroom



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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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The property has a massive kitchen-reception, with super sleek kitchen fitting and enough space for a dining table. The reception leads out to a very pretty balcony, where you can have a nice seating area or keep your potted plants. The two bedrooms are large and airy, including wide windows, allowing the sun to come in. The main bedroom has its own modern ensuite, for added convenience. Another bathroom is also available, which is fit with lovely wood-colour details, adding a nice decorative edge.

You would be living in a superb location. The area is packed with easily accessible transportation links, schools and amenities. In just 2 minutes you can find yourself in Brunswick Park, and if you enjoy a longer walk, Burgess Park is only 8 minutes away. The building is 5 minutes away from Camberwell Church St which is full of pubs, restaurants and shops among other things. Also, The Lighthouse Theatre, The University of the Arts London, Camberwell College of Arts, and the Denmark Hill Train Station are just minutes away.

Tenure Details

Tenure - Leasehold

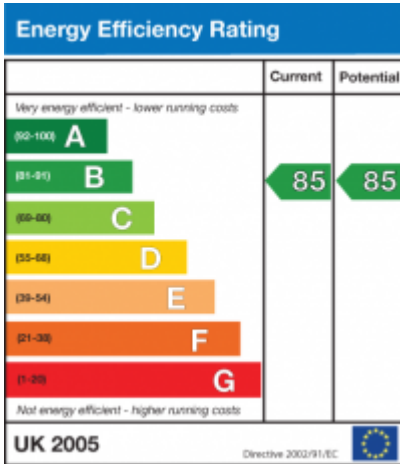
Lease Length - 247 years

Service Charges - £900 per year

Ground Rent - £400 per year

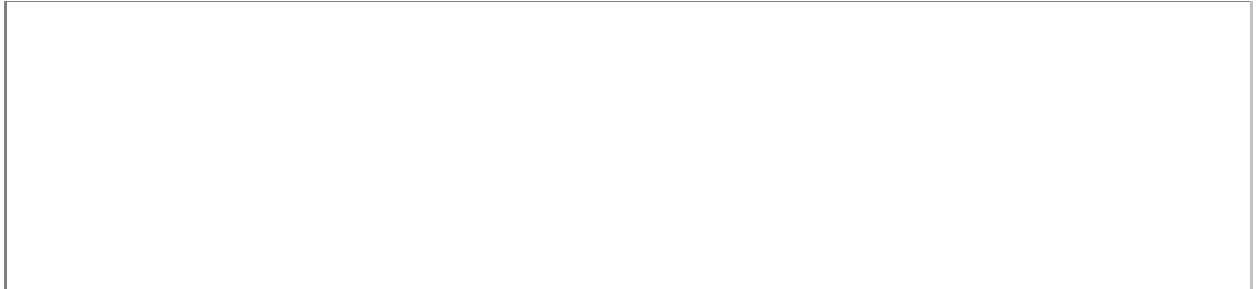


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CALL 020 7820 4100

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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 2827162

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.