



**Kennington / Oval Lettings**, 12 Clapham Road, London SW9 0JG  
T 020 7820 4141 E [ovallet@ludlowthompson.com](mailto:ovallet@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## CALAIS STREET CAMBERWELL



LET

REF: 32459

### Studio, Conversion Apartment

Great location - Opposite Myatt fields - Short walk to oval tube - Bath with shower - Large room - Separate kitchen

Spacious studio, a fantastic opportunity for a tenant seeking self-contained living at great value. Furthermore the kitchen and bathroom with shower are separate from the main living area, unusual benefits for such a modestly priced studio. Just ten minutes walk to Oval tube, transport links are also strong. To avoid disappointment call on 0207 820 4141 to view.

**Train/Tube** - Loughborough Junction, Kennington, Brixton, Oval



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# CALAIS STREET CAMBERWELL



Main room



Kitchen



Main Room



Bathroom



Bathroom



Exterior



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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 landlord will give us specific times only convenient to them. We do advise landlords that if they are serious about letting 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 Lettings Office quoting 32459**

### **DISCLAIMER**

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

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/landlord accept no responsibility for any error they may contain however caused. Any renter 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 landlord. Photographs may depict items which are not included in the let. Consult a solicitor on aspects relating to tenure/property details.