



**Kennington / Oval Sales**, 4-6 Clapham Road, London SW9 0JG  
T 020 7820 4100 E [ovalsales@ludlowthompson.com](mailto:ovalsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## COLEMAN ROAD CAMBERWELL



**SOLD**

**REF: 362858**

### **3 Bed, Terraced House, Private Terrace, 1 Allocated Parking Space**

Modern open plan Kitchen - Spiral Staircase up to Roof Terrace - Three Double bedrooms - Private terrace - Courtyard Garden - Double Garage

Large three storey modern townhouse in a quiet residential pocket of Camberwell. This very well maintained property is arranged over three floors with plenty of natural light throughout and comprises three double bedrooms, modern fitted kitchen, large dining room, utility room, WC, a family bathroom, courtyard garden and a spiral staircase leading up to the Roof Terrace. There is also a well proportioned double garage. Moments away from the recently regenerated Burges Park and located closely ... [continued below](#)

**Train/Tube** - Kennington, Queens Road Peckham, East Dulwich, Peckham Rye

**Local Authority/Council Tax** - Southwark

**Tenure** - Freehold

**ludlowthompson**



# COLEMAN ROAD CAMBERWELL



Terrace



Diner/Kitchen



Reception



Bedroom



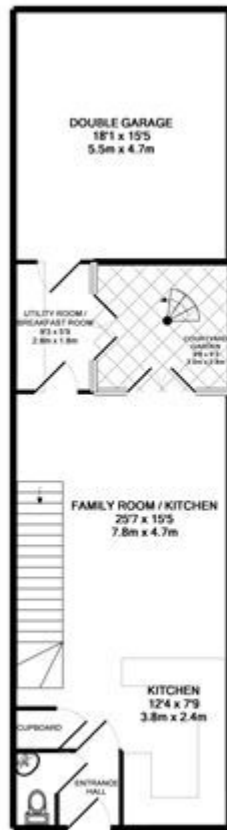
Kitchen



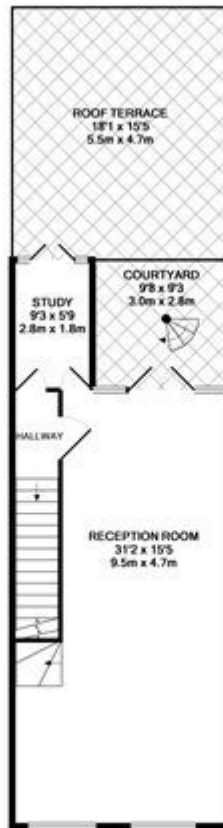
External



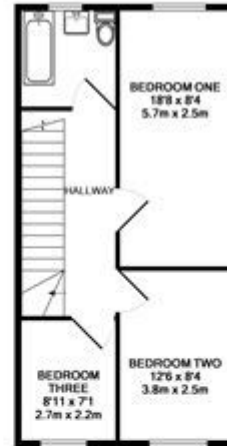
# COLEMAN ROAD CAMBERWELL



GROUND FLOOR  
APPROX. FLOOR  
AREA 75.5 SQ.M.  
(812 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 49.8 SQ.M.  
(534 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 44.7 SQ.M.  
(481 SQ.FT.)

TOTAL APPROX. FLOOR AREA 169.7 SQ.M. (1827 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrix 02009

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.



**Kennington / Oval Sales**, 4-6 Clapham Road, London SW9 0JG  
T 020 7820 4100 E [ovalsales@ludlowthompson.com](mailto:ovalsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## COLEMAN ROAD CAMBERWELL



Large three storey modern townhouse in a quiet residential pocket of Camberwell.

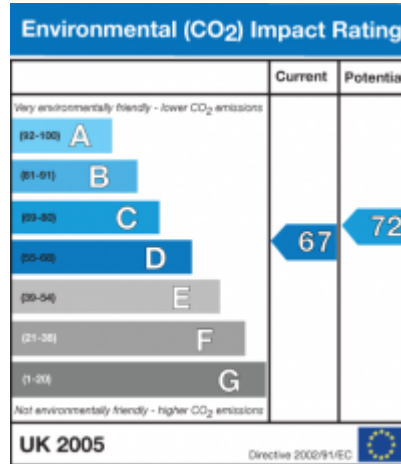
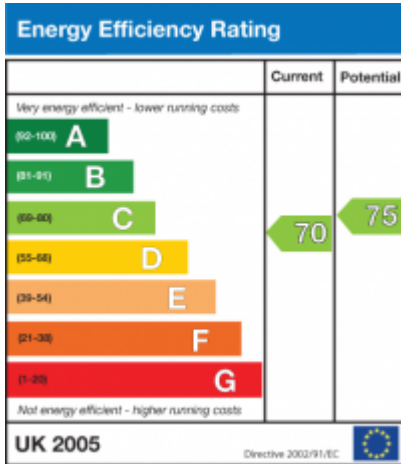
This very well maintained property is arranged over three floors with plenty of natural light throughout and comprises three double bedrooms, modern fitted kitchen, large dining room, utility room, WC, a family bathroom, courtyard garden and a spiral staircase leading up to the Roof Terrace. There is also a well proportioned double garage.

Moments away from the recently regenerated Burges Park and located closely to Peckham High Street and Camberwell Road with its vast array of amenities and bus routes towards London Bridge and Victoria.

Terrace



# COLEMAN ROAD CAMBERWELL







## COLEMAN ROAD CAMBERWELL



**CALL 020 7820 4100**

**REF: 362858**

### **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 362858**

### **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.