



**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)

## CAMBERWELL NEW ROAD CAMBERWELL/OVAL



LET

REF: 6005859

### 1 Bed, Period Apartment, Private Garden, Permit Parking

8 minute walk to Oval Station - Private garden - Rear Access to Kendal Close - Period Conversion - Lots of storage - Very close to Kennington Park

A beautiful period conversion with a private south-facing garden. Benefiting from convenient storage units in the hallway, a private garden and rear access to Kendal Close. Fantastically situated, the property is a very short walk to Oval tube (Northern Line) and is on a major bus routes. IMP NOTE : The property is getting refurbished and will be presented and rented as a one bed. The pictures were taken when the last tenant was in occupation and they were using the living room as a bedroom. ... [continued below](#)

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



**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)

# CAMBERWELL NEW ROAD CAMBERWELL/OVAL



Garden



Kitchen



Kitchen



Lounge



Bedroom



Bedroom



**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)

## CAMBERWELL NEW ROAD CAMBERWELL/OVAL



Bathroom



Garden



Exterior



# CAMBERWELL NEW ROAD CAMBERWELL/OVAL



**ludlowthompson** Camberwell New Road, SE5 GROSS INTERNAL AREA  
 CAPTURE DATE: 11/02/2022 LATEST SURVEY DATE: 23/06/20 54.38 sqm / 585.34 sqft



GROSS INTERNAL AREA (GIA) The finished floor to ceiling. 54.38 sqm / 585.34 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features. Excludes parking, swimming pools. 48.50 sqm / 522.05 sqft	STRUCTURAL FLOOR AREA Excludes external walls. 0.00 sqm / 0.00 sqft	FLOOR AREA (FA) Excludes external walls. 0.00 sqm / 0.00 sqft
--	--	---	---

Specs Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room heights and widths are the maximum points of measurement captured in the scan.

spec Verified RICS Certified Property Measurement

net internal area: 52.07 sqm / 560.00 sqft  
 gross internal area: 54.38 sqm / 585.34 sqft

www.ludlowthompson.com

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.



**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)

## CAMBERWELL NEW ROAD CAMBERWELL/OVAL



A beautiful period conversion with a private south-facing garden. Benefiting from convenient storage units in the hallway, a private garden and rear access to Kendal Close. Fantastically situated, the property is a very short walk to Oval tube (Northern Line) and is on a major bus routes.

**IMP NOTE :** The property is getting refurbished and will be presented and rented as a one bed. The pictures were taken when the last tenant was in occupation and they were using the living room as a bedroom.

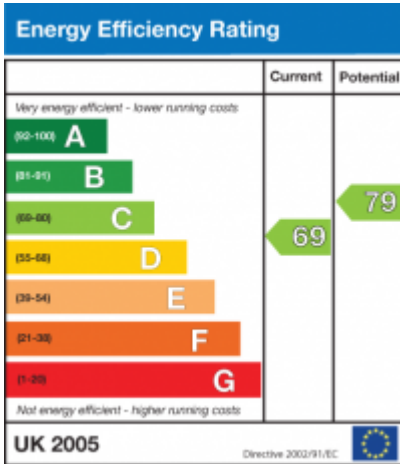
The airy kitchen features wooden flooring, space for a small dining set and it overlooks the front and rear gardens. There is a good sized front living area which is currently furnished as a bedroom. To the rear is a large double bedroom which overlooks the garden through sash windows. The bathroom has been completed with white tiling, a large bathtub and overhead shower. The beautiful private garden is accessible via the kitchen and is south facing with both patio and lawn space. There is also rear access to Kendal Close which is really handy if you cycle or drive as you can apply for a parking permit for this area.

Just a 7 minute walk takes you to Oval Station (Northern Line), which has direct links to Central London and Euston. The apartment is also moments away from popular Kennington Park and a vibrant array of bars and restaurants along Camberwell New Road. The iconic Oval Cricket Ground is also in the local area, making for fantastic days out.

This is definitely going to be high in demand!



# CAMBERWELL NEW ROAD CAMBERWELL/OVAL





**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)

## CAMBERWELL NEW ROAD CAMBERWELL/OVAL



**CALL 020 7820 4141**

**REF: 6005859**

**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 6005859**

### **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.