

Warham Street, SE5

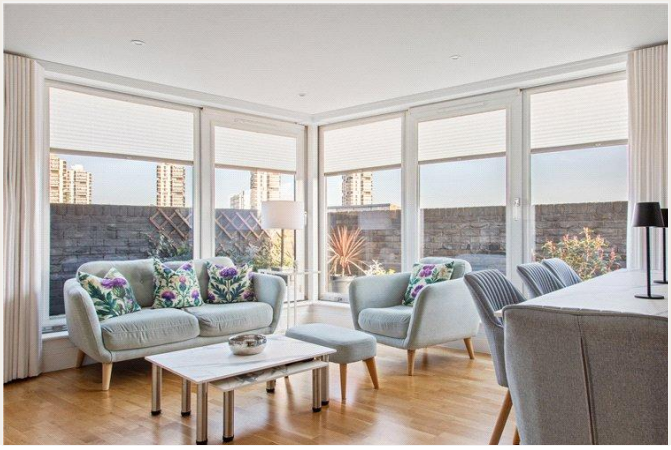
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£400,000 *Leasehold*

A bright and charming one bedroom apartment, set on the third floor of a smart modern development and situated close to Oval Underground Station. EPC rating C

KEY FEATURES

- Wrap around balcony
- Modern finish throughout
- Great location





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DESCRIPTION

Upon entering this third-floor apartment, you are greeted by a central hallway that serves as a welcoming anchor for the home, receiving an abundance of natural light from the surrounding rooms to create an immediate sense of openness and flow.

Moving into the open-plan living, dining, and kitchen area, the impressive scale of the property is immediately apparent, complemented by sleek wooden flooring that runs throughout the space. This expansive area is defined by a stunning wrap-around balcony, which not only invites an abundance of natural light through large windows but also offers a seamless transition to outdoor space.

The kitchen is finished to a high modern standard, thoughtfully designed with streamlined cabinetry and a wide amount of storage space; it comes fully equipped with an induction hob, oven, microwave, dishwasher and fridge-freezer. For ultimate year-round comfort, the apartment benefits from underfloor heating throughout and a fitted air conditioning unit, ensuring the living environment remains perfectly tempered regardless of the season. The area itself offers a generous footprint with an impressive amount of floor space, providing a versatile layout that comfortably accommodates both a dedicated dining area and a comfortable social hub.

The bedroom is a peaceful and exceptionally bright retreat, boasting a generous footprint that comfortably accommodates a king size bed and additional freestanding furniture. The room is finished with plush carpeting for a cozy feel and benefits from its own direct access to the balcony; this connection floods the room with natural light and extends the living space outdoors, with this particular section of the balcony offering more than enough room for outside furniture. The room is further enhanced by convenient built-in storage, maintaining a spacious and uncluttered feel.

The final room is the bathroom, which is notably sizable and offers a clean, polished finish with stunning tiling throughout. The suite is complete with a full-sized bath, a W.C., and a modern built-in sink. Further enhancing the practicality of the space is a large utility cupboard, which neatly houses the washing machine and offers ample additional storage.
Additionally, there are communal bike racks and bin store.







MATERIAL INFO

Tenure: Leasehold

Term: 125 years from 29 September 2009 (108 years and 7 months)

Service Charge: £2,671 per annum (including £240 per annum reserve fund)

Ground Rent: £250 per annum (and doubles every 25 years, so £500 on 29th September 2034, £1000 on 29th September 2059 and so on)

Local Authority: Southwark

Council Tax Band: C

EPC rating: C

PARKING
Permit parking not available
Local pay-and-display and free weekend parking

UTILITIES
Electricity – mains connected
Water – mains connected
Heating – mains connected
Sewerage – mains connected
Broadband – Ultrafast Full Fibre Broadband

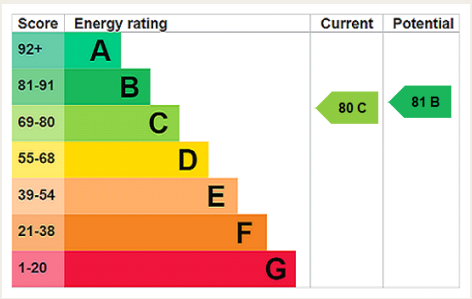
LOCATION

The development is situated on Warham Street just off Camberwell New Road, opposite the junction of Vassal Road

DIRECTIONS

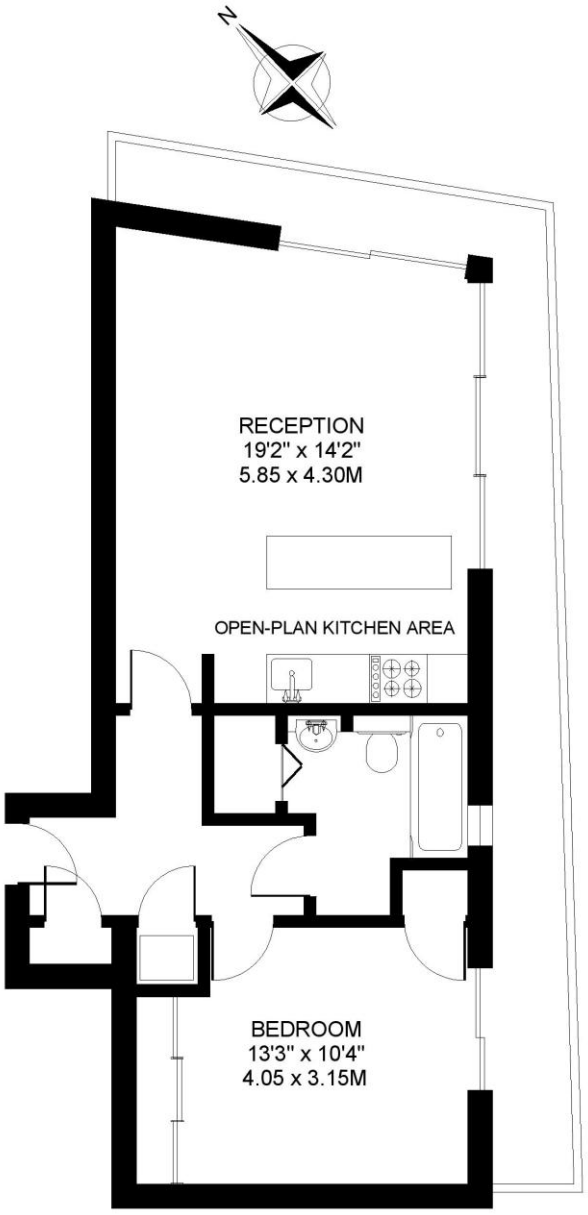
Oval Underground Station (Northern Line) is a short walk away (0.47 miles), providing easy access to the city and the West End. Camberwell New Road is well served by frequent bus services in Central London and its surrounding areas.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



WARHAM ROAD. SE5
1 BEDROOM FLAT

Approximate gross floor area
542 SQ.FT / 50.4 SQ.M.



THIRD FLOOR

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