

Gables Close, SE5

£499,950 *Leasehold*

2 | 1 | 1

A well-presented, recently refurbished and charming two-bedroom flat on the third floor Within St Giles Tower, which is a Grade II Listed and iconic building in Camberwell. Allocated off-street parking space included. EPC rating C

KEY FEATURES

- Iconic building in Camberwell
- Allocated parking space
- Recently fully refurbished
- Great public transport links at Denmark Hill and Peckham Rye
- 748 SQ/FT





Kennington

020 7587 0600 | kennington@winkworth.co.uk

Winkworth



DESCRIPTION

Enter the flat on the third floor, and you are welcomed by a spacious hallway.

To the left, is the first double bedroom which provides space to accommodate a double bed with additional space reserved for free-standing furniture. Three windows provide fantastic natural light and far-reaching views.

Next to this is the modern bathroom which splits the two bedrooms and is equipped with a bath with overhead shower, heated towel rail and mirror, sink with storage below, and W.C.
The second bedroom is equally sizeable but offers fantastic built-in storage as well as space for a double bed.

To the right sits a wonderfully spacious reception room with five windows providing plenty of natural light. The reception is carpeted throughout and offers more than enough space for dining table and chairs, and multiple sofas and coffee table.

The separate modern kitchen is well-equipped with large fridge/freezer, electric fan-powered oven with induction and extraction, dishwasher, sink and washer dryer. There is ample storage found both above and below the kitchen units.







MATERIAL INFO

Tenure: Leasehold

Term: a new lease, 149 years from 29th September 1990 (113 years and 8 months)

Service Charge: £4,000 per annum (2025)

Ground Rent: Nil

Local Authority: Southwark Council

Council Tax Band: D

EPC rating: C

PARKING
Allocated off-street parking space

UTILITIES
Electricity – Mains connected
Water – Mains connected
Heating – Mains gas
Sewerage – Mains connected
Broadband – Superfast broadband

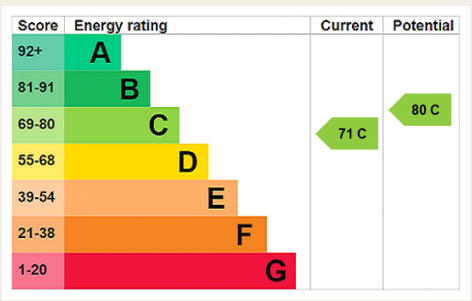
LOCATION

Camberwell Church Street has seen a boom in the number of fantastic independent restaurants, cafes and bars meaning you will be spoilt for choice on your doorstep. Peckham is just down the road and is one of South London's most exciting destinations, with great music, art and food. Brixton is not far in the opposite direction and has become famous in recent years for its fabulous food market and nightlife.

DIRECTIONS

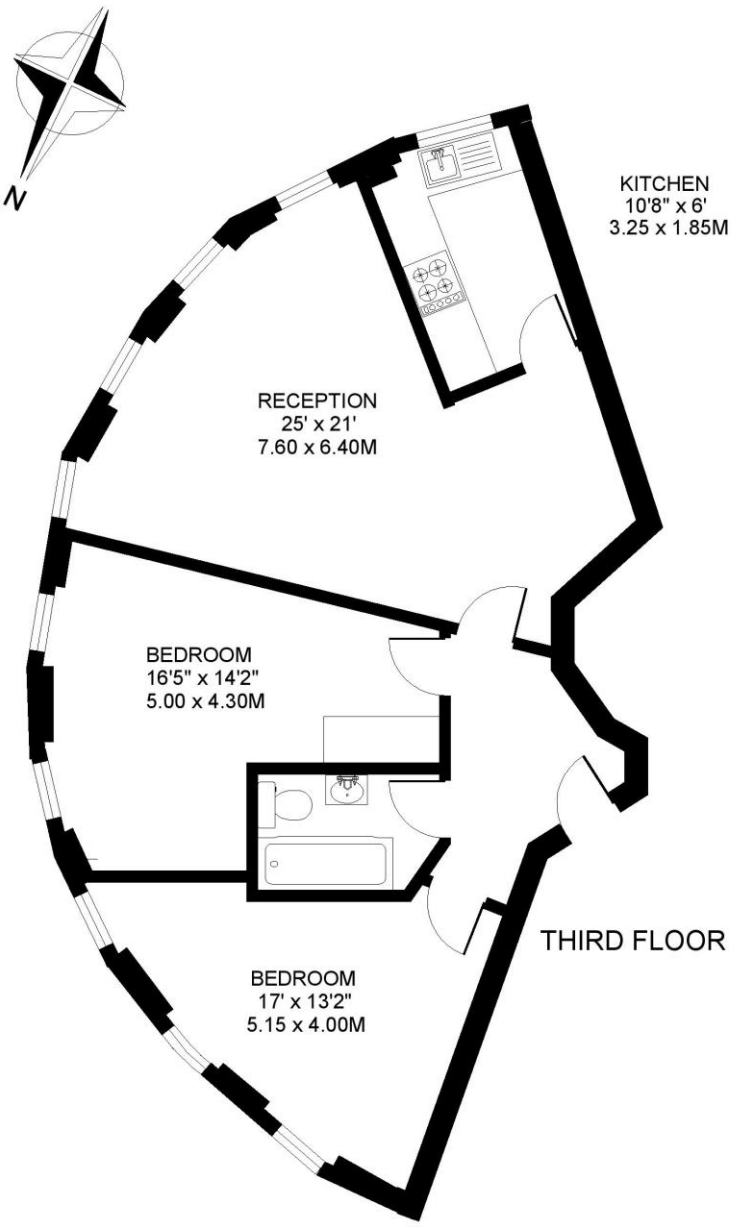
On Camberwell Church Street you can hop on a number of buses that will take you to Vauxhall (Victoria Line) or Elephant & Castle (Northern & Bakerloo Lines) Underground Stations in no time. Denmark Hill Station is a pleasant 0.9 mile walk away and offers fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington.

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.



ST GILES TOWER. SE5
2 BEDROOM FLAT

Approximate gross floor area
748 SQ.FT / 69.5 SQ.M.



Copyright: These plans should not be reproduced by any other person, without permission.
Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington
020 7587 0600 | kennington@winkworth.co.uk

Winkworth
for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.