

Valmar Road, SE5

£525,000 *Leasehold*

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A wonderful opportunity to acquire a two-bed split level flat within a Victorian conversion in the heart of Camberwell.
EPC rating C

KEY FEATURES

- Two bathrooms
- Great location
- Good transport links
- Split level





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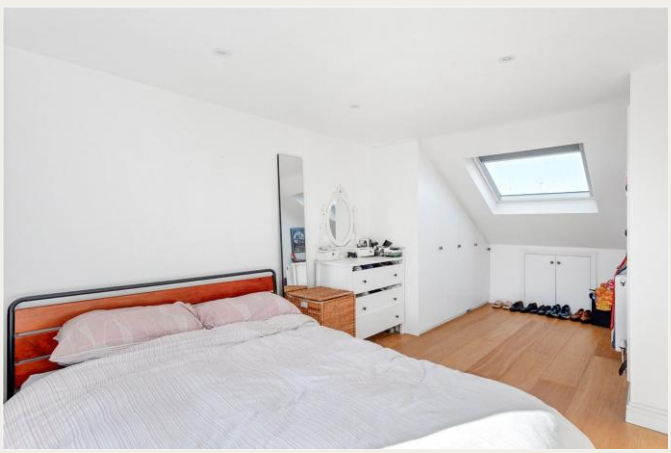
DESCRIPTION

Entering the property on the second floor, you are welcomed by a spacious hallway. Directly ahead is the well-proportioned kitchen, offering ample storage and worktop space, along with room for a dining table and chairs.

Adjacent to the kitchen is the main bathroom, fitted with a shower over bath, wash basin, and WC.

A short flight of stairs leads to the front of the property, where you'll find a generous reception room. This bright and airy space benefits from three windows, allowing for an abundance of natural light, and provides plenty of room for freestanding furniture. The second bedroom is also located on this level and is a well-sized double.

On the third floor, the master bedroom offers a light-filled retreat with access to useful eaves storage. A second bathroom is also located on this floor, comprising a shower, wash basin, and WC.







MATERIAL INFO

Tenure: Leasehold

Term: 219 years from 25 March 1975 (167 years and 11 months)

Service Charge: £1,045 per annum

Ground Rent: Nil

Local Authority: Southwark Council

Council Tax Band: B

EPC rating: C

PARKING
Perking permit via the Southwark council

UTILTIES
Electricity – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband – ultrafast

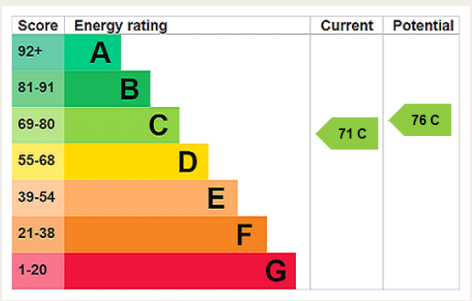
LOCATION

Valmar Road is located just at the end of Coldharbour Lane, a stone's throw away from Camberwell, Burgess Park and Herne Hill. Transport connections are well-suited commuters, Denmark Hill and Loughborough Junction are both under a ten-minute walk away, with bus routes to Oval and Brixton station- Loughborough Junction takes you into the city in less than twenty minutes.

DIRECTIONS

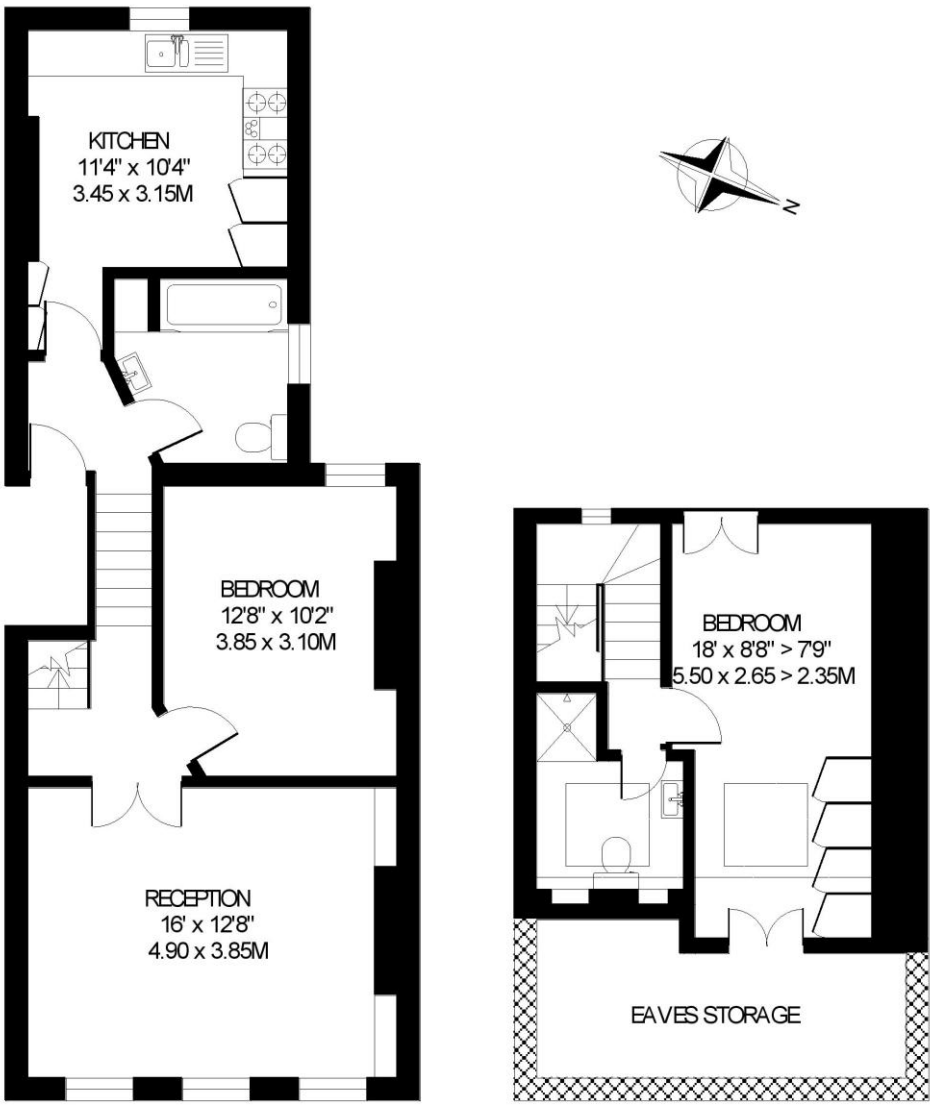
Denmark Hill Station (Overground) is just 0.4 miles away (approximately 8 minutes' walk away), Loughborough Junction Station (Overground) is 0.6 miles (approximately 10 minutes' walk away). The area also benefits from a frequent bus service into the city and West London.

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.



VALMAR ROAD. SE5
2 BEDROOM FLAT

Approximate gross floor area
870 SQ.FT / 80.8 SQ.M.
PLUS 96 SQ.FT. / 8.9 SQ.M.



SECOND FLOOR 617 SQ.FT.

THIRD FLOOR 253 SQ.FT.

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