

Knatchbull Road, London SE5

£1,350,000 Freehold

A fantastic opportunity to acquire a substantial property, located on the beautiful Knatchbull Road. A stunning location on the corner of Myatts Field Park. The property is divided into a split-level, garden flat occupying the lower and raised ground floor with three further units on the first, second and third floor. EPC ratings C and D.

LOCATION

You will find the property at the East end of Knatchbull Road, just opposite the green spaces of Myatts Field Park. A wonderful spot to access all amenities both Myatts Field and Camberwell have to offer.

DESCRIPTION

The property is divided into four separate units all on one freehold. This is a great opportunity for someone looking for a rental investment. Alternatively, the flat on the lower and ground floors with the garden would make a lovely home with the chance to rent out the further units. There is real potential from top to bottom with the property as the units are in need of upgrading.

The first unit is the split-level flat occupying the raised ground and lower ground floors. The raised ground floor contains a double reception space, kitchen and dining room and access to the garden. The lower ground contains two generous bedrooms and a bathroom. Again with access to the garden behind. The South facing garden is a fantastic size to enjoy the warmer months. A greenhouse sits at the bottom of the garden. You will find a utility room and W.C. at the rear on the staircase heading up.

The second unit is on the first floor. A well sized one-bedroom flat with a south facing balcony. You will find a separate bathroom and kitchen on this floor.

The third unit is on the second floor. A copy of the floor below with another one-bedroom flat with another South facing balcony. Again you will find a separate bathroom and kitchen.

The fourth unit is on the top and third floor. Another one-bedroom flat, this time with an open plan kitchen and reception with the bedroom and en-suite shower room to the rear. There is a separate W.C. and another balcony, this time at the front of the flat, facing North.

PARKING

Residents permit through Southwark Council

UTILITIES

- Gas – mains connected
- Electricity – mains connected
- Water – mains connected
- Heating – gas central heating
- Sewerage – mains connected
- Broadband – Fibre to the Cabinet Broadband available.

LOCAL AUTHORITY

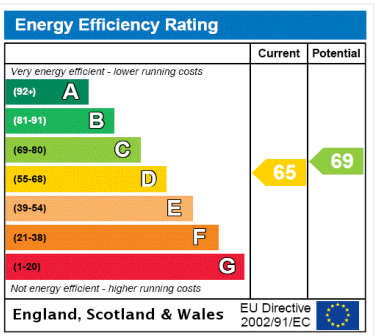
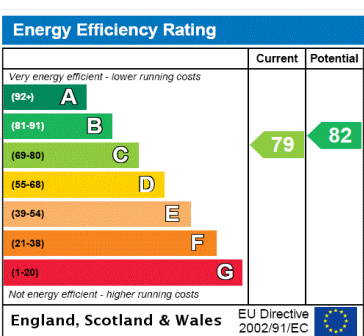
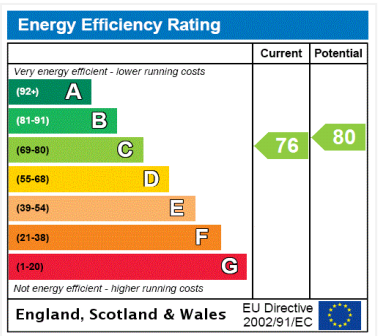
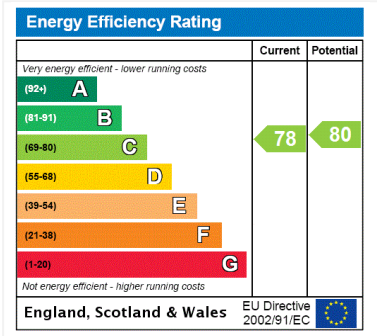
Lambeth
Council Tax Band G

TENURE

Freehold

DIRECTIONS

Both Oval Underground Station (Northern Line) and Denmark Hill Rail Station (Overground & Windrush) are 0.9 miles away. Both Camberwell New Road and Brixton Road provide frequent bus services.





KNATCHBULL ROAD. SE5 BEDROOM HOUSE

Approximate gross floor area
2849 SQ.FT / 264.7 SQ.M.
Plus 171 SQ.FT. / 15.9 SQ.M.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. 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