



St. Gabriels Manor, Cormont Road, Myatts Field, London, SE5

£599,950 Share of Freehold

A fantastic opportunity to acquire a spacious three-bedroom duplex apartment, within the prestigious converted Grade II listed seminary - St. Gabriel's Manor. The flat offers a fantastic living space with far reaching views over the capital. EPC Exempt.

LOCATION

At the foot of Myatt's Field Park, this situation pitches for long afternoons of tennis, Jazz in the park, potential for coffee or brunch at the beloved Little Cat Café or visit the farmers' market at weekends. This could be suburbia for all we know, though with Oval Underground within striking distance, this spot certainly provides the best of both worlds.

DESCRIPTION

Through a grand entrance and into the beautiful Victorian ex seminary, the apartment is accessed by both the stairs and lift. On the first floor of the apartment you will find two good sized double bedrooms and third bedroom, which is currently being used as a home office, all with secondary glazed windows overlooking the City. There is ample space for storage with two of the bedrooms having fitted wardrobes. Bedroom three is currently being used as a study with a large desk overlooking London, certainly a great place to work from.

The bathroom is conveniently located off the landing with contemporary tiling throughout, a double ended bath with overhead shower, hand basin, heated towel rail and a W.C.

The upper floor comprises the most fabulous kitchen/reception room, spanning the full width of the property. The kitchen itself is neutrally decorated with fitted gloss units above and below the wooden worktops, a double sink, induction hob with extractor above, integrated fan oven and microwave, a full height fitted fridge freezer and a breakfast bar, the perfect space to cook to an open room.

The reception space is vast with ample space for a dining table and chairs to seat ten or more, large sofas, and a coffee table; it really is the perfect space to entertain guests. Two skylights allow natural light to come flooding in as well as the three windows looking out over the capital. At the far end of the reception room, a utility cupboard is neatly tucked away; it is home to the washer dryer and could easily double up as an airing cupboard if one so desires.

The apartment also benefits from a designated off-street parking space at the front of the building. The building is set well back from Cormont Road and is accessed through electric gates off the quiet road.

Lastly, there is a large communal roof terrace which has exceptional views of the city.

LOCAL AUTHORITY


Lambeth, London
Council Tax Band E

TENURE

Share of Freehold with underlying lease of 150 years from 29 September 1996
Ground Rent: £100 per annum
Service Charge: Circa £4,647 per annum

DIRECTIONS

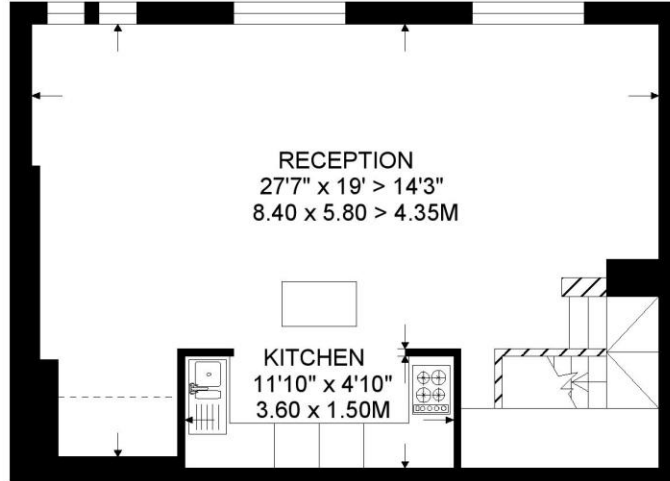
Camberwell New Road is approximately 680m walk and is well served by a frequent bus service to Oval Underground Station (Northern Line) and onward into Central London. Brixton Road, 0.7 km away also has a frequent bus service to Oval and down to Brixton Overground/Underground Station (National Rail & Victoria Line).

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	56
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

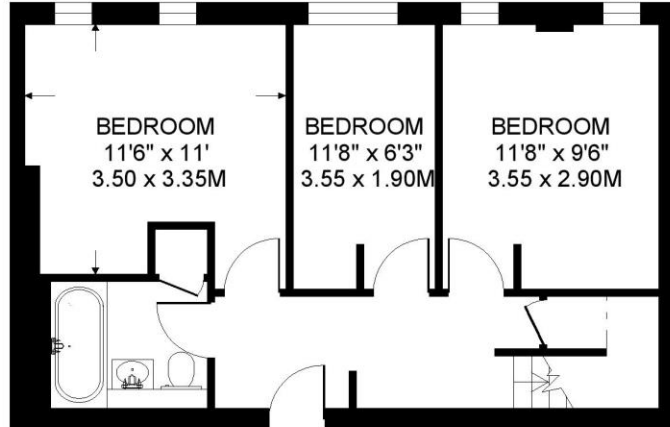


St. GABRIEL'S MANOR. SE5 3 BEDROOM FLAT

APPROXIMATE INTERNAL FLOOR AREA
1010 SQ.FT / 93.8 SQ.M.



THIRD FLOOR 530 SQ.FT



SECOND FLOOR 480 SQ.FT

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.

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