

## Love Walk, London, SE5

£750,000 Leasehold

Winkworth are proud to present this beautifully finished new-build two-bedroom apartment with a vast south-facing garden, only a short walk from Camberwell Green and Denmark Hill Train Station. EPC Rating C.

LOCATION

Love Walk is a quiet street running between Denmark Hill and the ever-beautiful Grove Lane. Camberwell green is just a short walk away, and Denmark Hill Train Station is just an 8-minute walk away. There are an abundance of cafés, shops and restaurants surrounding the property.

DESCRIPTION

This ground-floor garden flat comprises two large bedrooms, two bathrooms, and an extremely spacious open plan kitchen/reception space leading out to a 40ft garden at the rear.

Both bedrooms are great sized doubles finished with luxurious Cormar Primo Moonshine carpet, with space for king-sized beds and free-standing storage. One of the bedrooms also benefits from an en-suite bathroom, as well as an AC unit. Between the two bedrooms is the family bathroom.

Both bathrooms are of a designer finish, with Duravit contemporary WC's with soft close seats and Geberit dual flush concealed cistern, Duravit wash basin and vanity drawer unit, Hansgrohe mixer tap, chrome towel rail, and mirror. The family bathroom contains a white bath with single bath screen and Vado shower, whilst the en-suite contains a large walk-in shower. Both bathrooms are finished in Mariner Seashell tiling.

The hallway and kitchen/reception room are finished with Swiss Krono Moon flooring throughout.

The immense kitchen/reception room stretches for 25ft with large glass sliding doors looking out onto the garden at the rear. The kitchen itself is of a contemporary Italian design by Espresso Design with a comprehensive range of wall and base units and handle-less doors. There is an abundance of storage, as well as stone Italiana worktops, Bosch built-in oven, induction hob, fridge/freezer and dishwasher, and a single bowl stainless steel undermounted sink.

The reception space could easily accommodate a large dining table and chairs, as well as sofas, coffee table and TV unit. This room is also complimented by a large skylight letting in an abundance of natural light.

The garden is a truly enviable size offering 40ft of outside space. As you exit out of the reception space through glass sliding doors you are greeted by a sunken patioed area perfect for entertaining/alfresco dining, with steps then leading up to the lawned garden. This garden also benefits from an already installed new garden shed, and is also south facing, getting sunlight almost all day. There is also side access to the front of the property.

The entire flat benefits from underfloor heating, as well as white low energy LED spotlights, BT fibre, Virgin media, video entry phone, and hardwired smoke/CO2 detectors. There is also MVHR (ventilation system) and heat recovery system, as well as a Vaillant air source heat pump.

The building also benefits from secure bike storage at the front of the property, and the whole building is under a 10 year Buildzone warranty.

DIRECTIONS

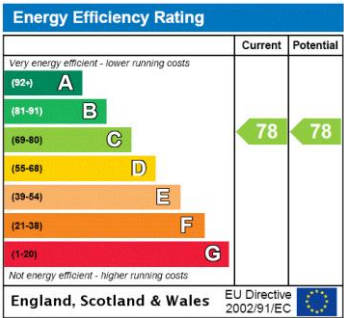
Love Walk runs between Denmark Hill and Grove Lane. Denmark Hill overground station is 0.4 miles away (8 min walk), and Camberwell Green is 0.3 miles away (7 min walk). The local area is also well served by a frequent bus service into Central London.

LOCAL AUTHORITY

Southwark Council, London  
Council Tax Band F

TENURE

Brand new leasehold

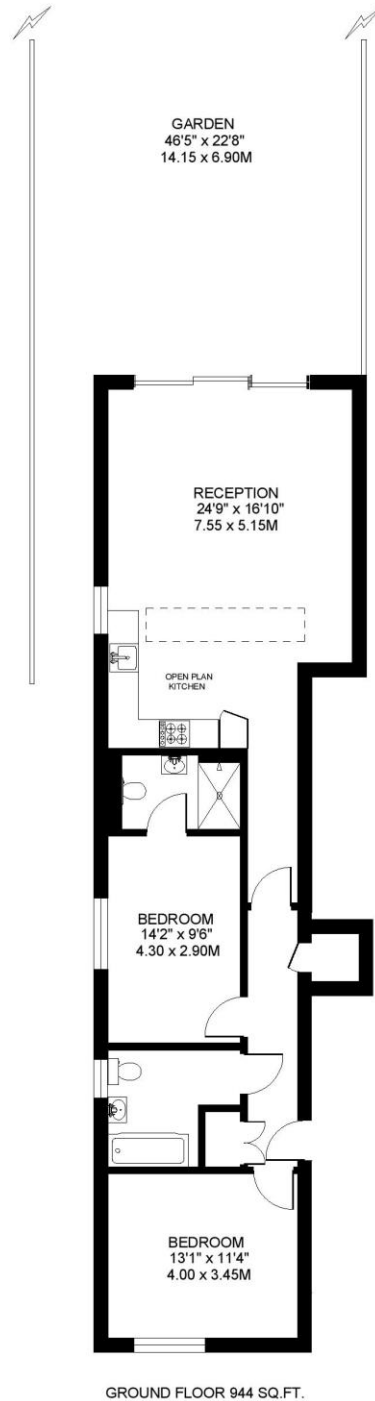






## LOVE WALK SE5 2 BEDROOM FLAT

Approximate gross floor area  
944 SQ.FT. / 87.7 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.*

**Kennington** | 020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)