



## Knatchbull Road, London, SE5

£495,000 Leasehold

Winkworth are proud to present this vast top-floor one-bed period conversion, offering over a 1000 sqft, and overlooking the beautiful Myatts Field. EPC Rating E.

LOCATION

Knatchbull Road along the south side of Myatts Field Park. Amenities such as Myatt's Field Park, a lottery funded green space offering tennis courts and a Jazz band stand are set within minutes walk from the property. Further amenities can be found on Camberwell New Road, such as a supermarket and various pubs and eateries.

DESCRIPTION

This property is accessed on the first floor where you are greeted by an extremely spacious landing currently adorned with bookshelves but offering the perfect space for coats and shoes.

Heading up to the 2nd floor is an additional landing with more bookshelves and storage space. Stairs then lead up to the third and final landing with all rooms leading off it. Ahead of you is the kitchen – a great size with an abundance of storage and worktop space. There is also space for a dining table and chairs.

Next to the kitchen is the bathroom, containing a bath with overhead shower, W.C., sink with vanity mirror above and storage below, and space for a washing machine.

The reception room is fantastic, offering over 250 sqft of living space with beautiful wooden flooring and views out over the park. There is ample space for sofas, coffee table, additional storage, and another dining table and chairs.

The bedroom is a mirror image of the reception space, easily accommodating a king-sized bed, and benefitting from an abundance of fitted storage.

This property offers an unusually large amount of living space for a one-bed, and could easily be converted into a two-bed.

LOCAL AUTHORITY

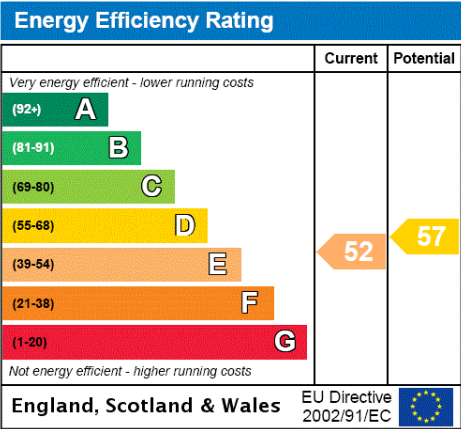
Lambeth, London  
Council Tax Band D

TENURE

Leasehold : 99 years from 24 June 1981 (vendor will be paying for and extending the lease)  
Ground rent : £80 per annum  
Service charge: Vendor pays 25 % contribution towards major works

DIRECTIONS

Oval Underground Station (Northern Line) is approximately 0.9 miles away, however both Brixton Road and Camberwell New Road offer frequent bus services up to Oval and onward into Central London.

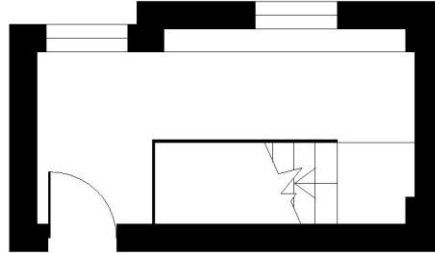




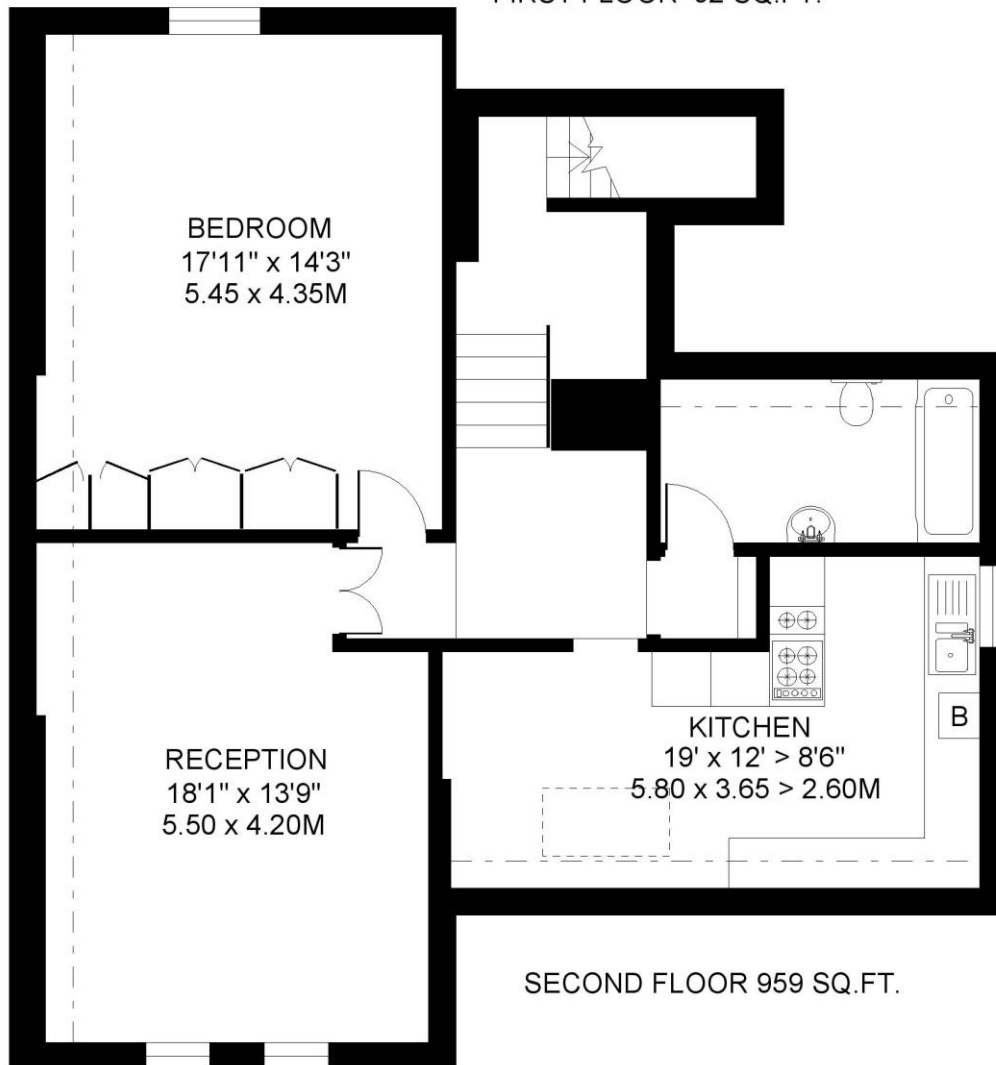


KNATCHBULL ROAD. SE5  
BEDROOM FLAT

Approximate gross floor area  
1051 SQ.FT. / 97.6 SQ.M.



FIRST FLOOR 92 SQ.FT.



SECOND FLOOR 959 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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