

Knatchbull Road, London, SE5

£850,000 Leasehold

A newly refurbished, period Maisonette on the beautiful Knatchbull Road. An extremely spacious two-bedroom Maisonette with a delightful private garden to the rear. This luxurious and sophisticated property sits just opposite the green spaces of Myatts Field Park.

LOCATION

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

DESCRIPTION

Entering the property on the lower ground floor, vault storage is found under the stairs. The secondary bedroom can be found at the front of the Maisonette. A generous size suitable for a king sized bed. The fireplace will catch your eye, whilst the large bay windows help keep the room bright. There are also large built-in wardrobes.

The magnificent primary bedroom sits at the rear. This spacious bedroom is again suitable for a king-sized bed. An area to the rear would make a perfect walk-in dressing room. The striking features in the room is the lovely fireplace and the double French doors letting in an abundance of natural light, also providing you direct access to the private garden.

A lavatory sits under the stairs, next to the bathroom at the rear. The bathroom, which is finished to an excellent standard, houses a large bath with overhead shower, sink with storage and mirror above and a W.C. Smart stone tiling covers the bathroom.

Heading up to the ground floor, you will step into the vast double reception where there is room and flexibility to configure how you desire. Beautifully restored period features such as the intricate cornicing and dual fireplaces are a centre piece of this space.

The exceptionally finished kitchen has a superb view of the garden below. The large windows illuminate the space, carrying light into the reception. Excellent workspace and storage solutions are found in the kitchen with space for utilities as well.

Heading into the garden either from the kitchen or master bedroom. A charming patio area is perfect for alfresco dining or entertaining guests. The garden is over 60ft long and comes with a useful shed at the rear. It really is a spectacular place to enjoy in the sunnier months.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - Nil

Service Charge - TBC

Council Tax Band - C

UTILITIES

Electricity - mains connected

Gas - mains connected

Water - mains connected no meter

Heating - gas central heating

Sewerage-mains connected

Broadband --no

LOCAL AUTHORITY

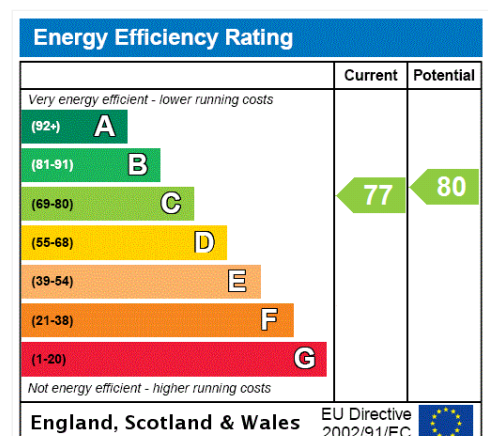
Southwark Council

TENURE

Leasehold - 59 years (also owns freehold)

DIRECTIONS

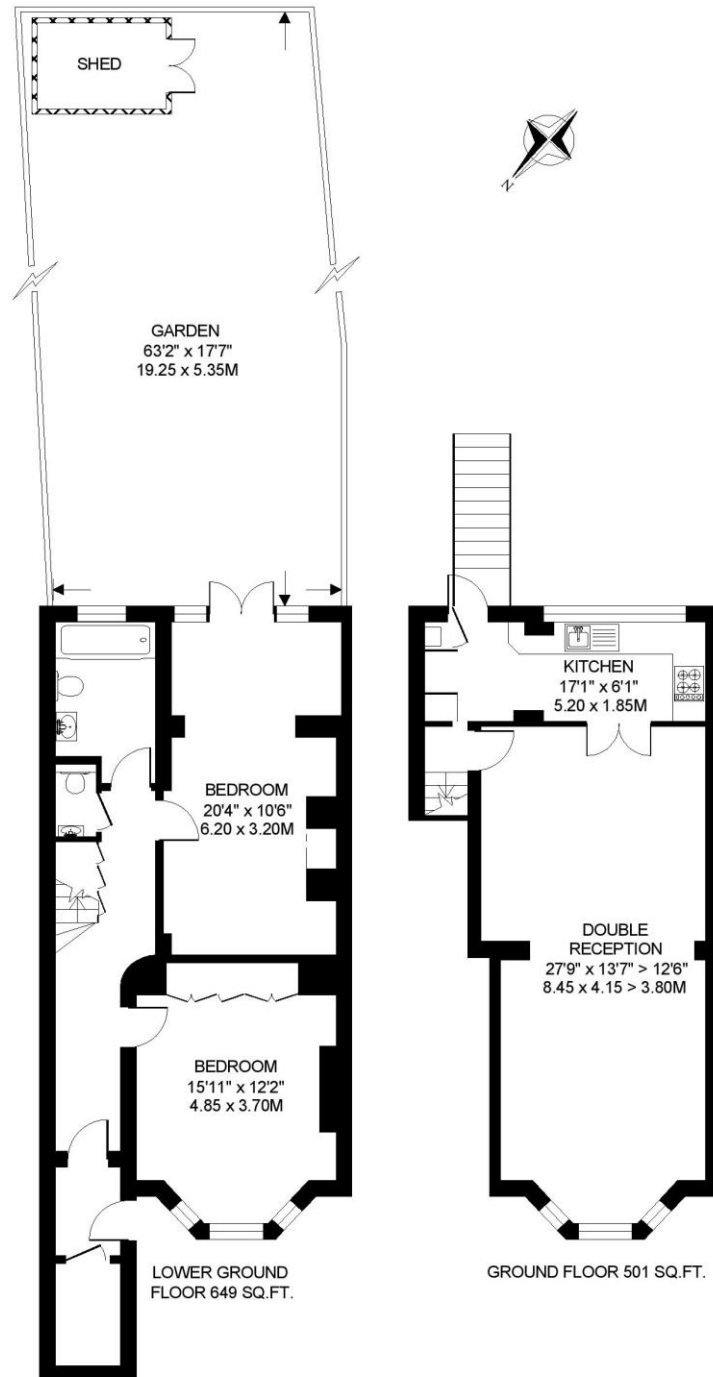
Both Oval Underground Station (Northern Line) and Denmark Hill Overground Station are equidistant at 0.9 miles away. Camberwell New Road and Brixton road provide frequent bus services to the city and beyond.





KNATCHBALL ROAD SE5
2 BEDROOM FLAT

Approximate gross floor area
1193 SQ.FT. / 110.8 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.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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