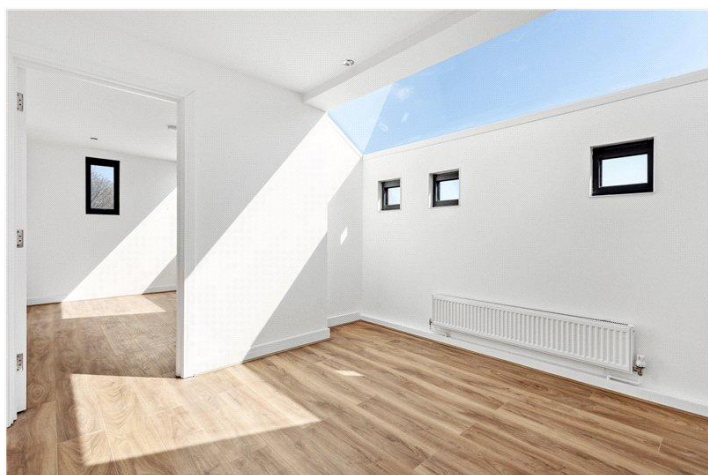




Albany Road, London, SE5

£300,000 Leasehold

A fantastic opportunity to purchase this wonderful, newly refurbished one-bedroom flat positioned on the second floor with views over Burgess Park. EPC rating C

LOCATION

This flat is conveniently located on Albany Road just off Camberwell Road which offers an array of local amenities such as shops, restaurants, pubs and the popular East Street Market. you are also a stone’s throw away from Burgess Park.

DESCRIPTION

The flat is located on the second floor of this development. You enter the property into the hallway and to the left you have the master bedroom, this is a good-sized space with an abundance of natural light. You can easily fit a double bed and free-standing furniture.

Opposite the living you have the kitchen, this has been finished to a high standard and benefits from worktop space, storage and an integrated oven and hob with an extractor fan, there is also space for a washing machine and fridge.

The bathroom has white tiles throughout and a charming black and white patterned floor, it contains a shower, a sink with storage below, a vanity mirror and w/c.

The reception room is a good-sized space with an abundance of natural light. You can easily fit a sofa, tv stand, coffee table and any free-standing furniture you desire.

SERVICE CHARGE, GROUND RENT, CUNCIL TAX

Service Charge - £1,000 per annum

Ground Rent - peppercorn

Council tax Band - C

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband - Ultrafast Full Fibre Broadband

LOCAL AUTHORITY

Southwark Council

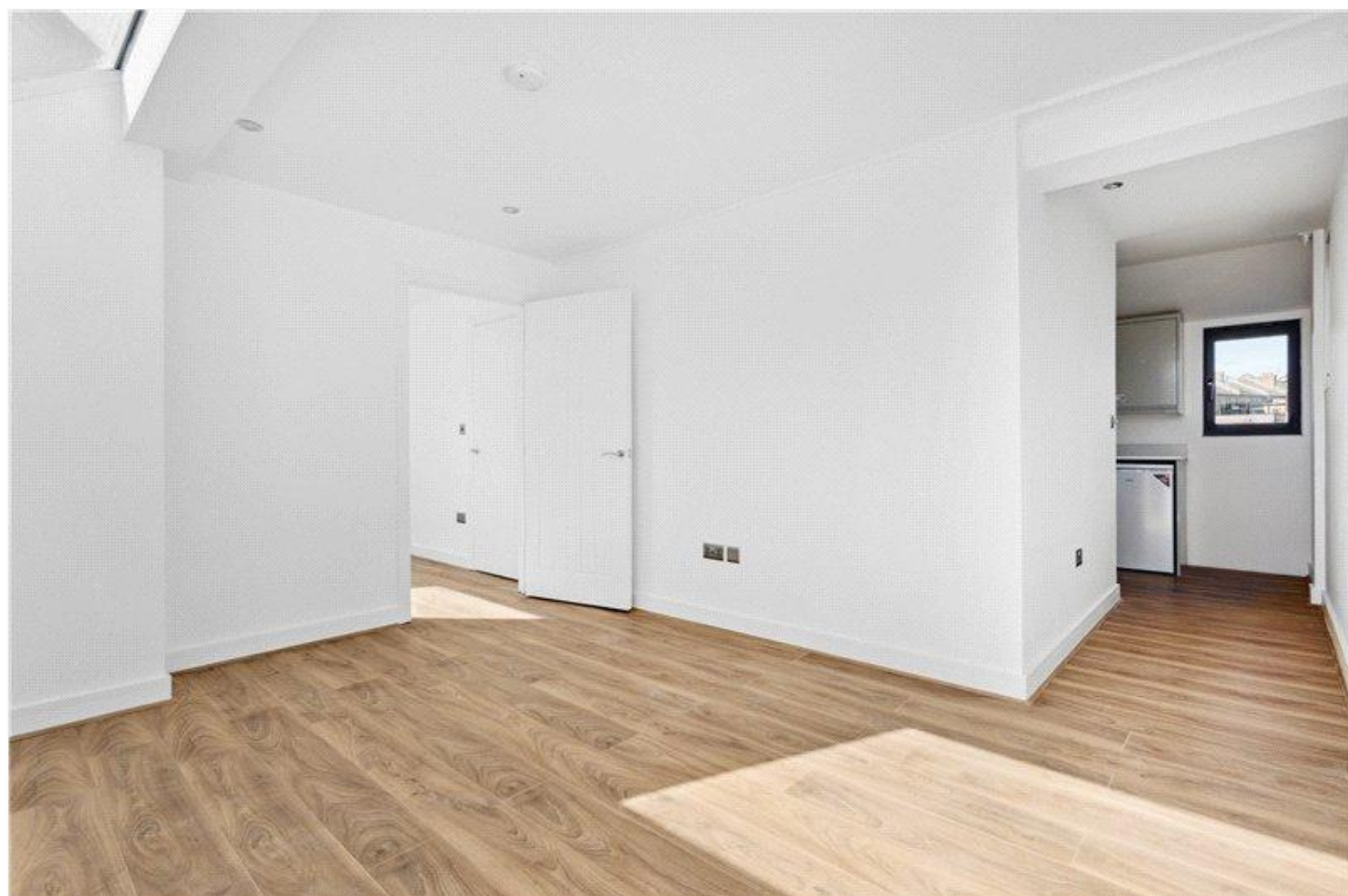
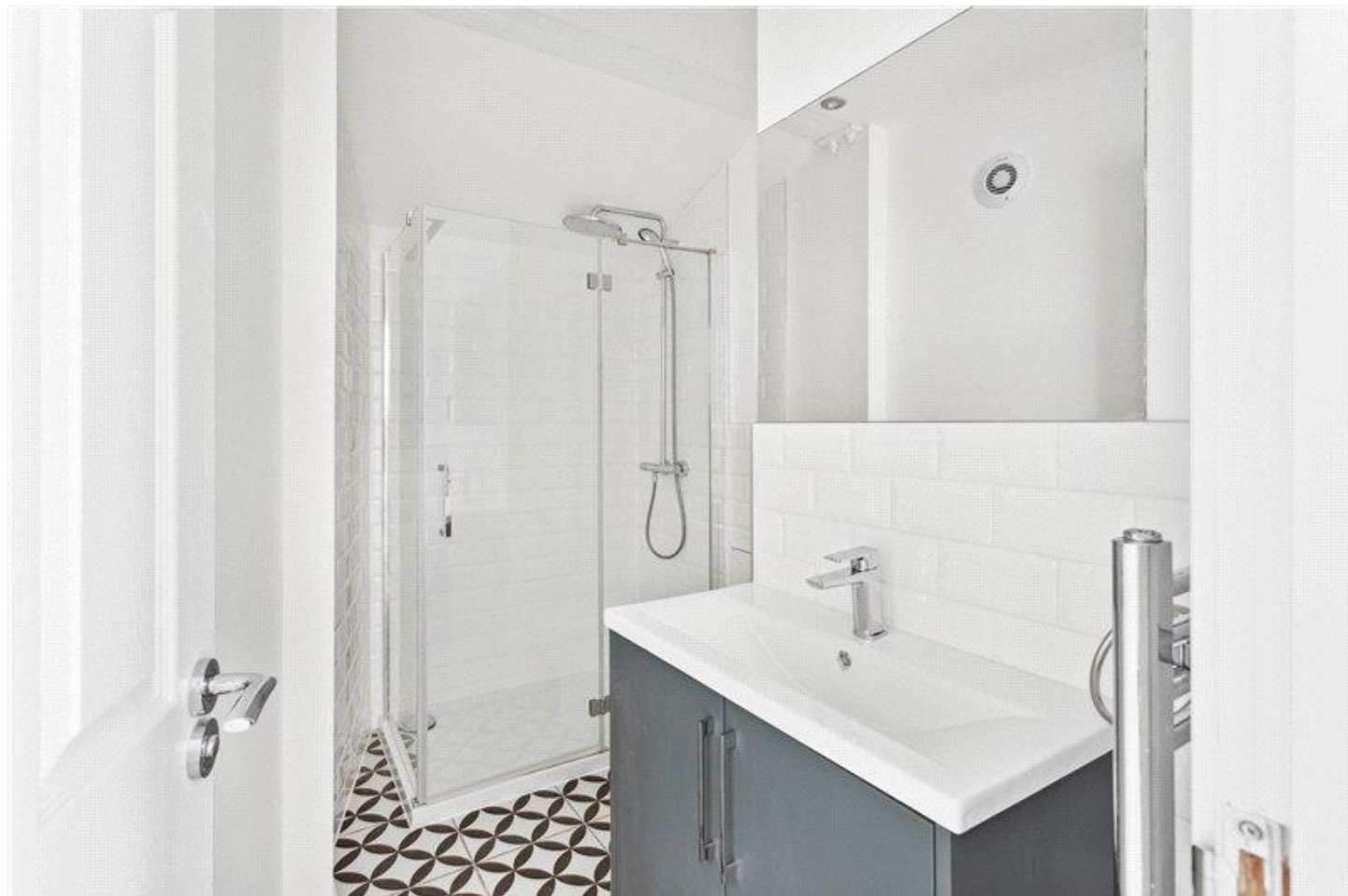
TENURE

Leasehold – a new 250 years lease

DIRECTIONS

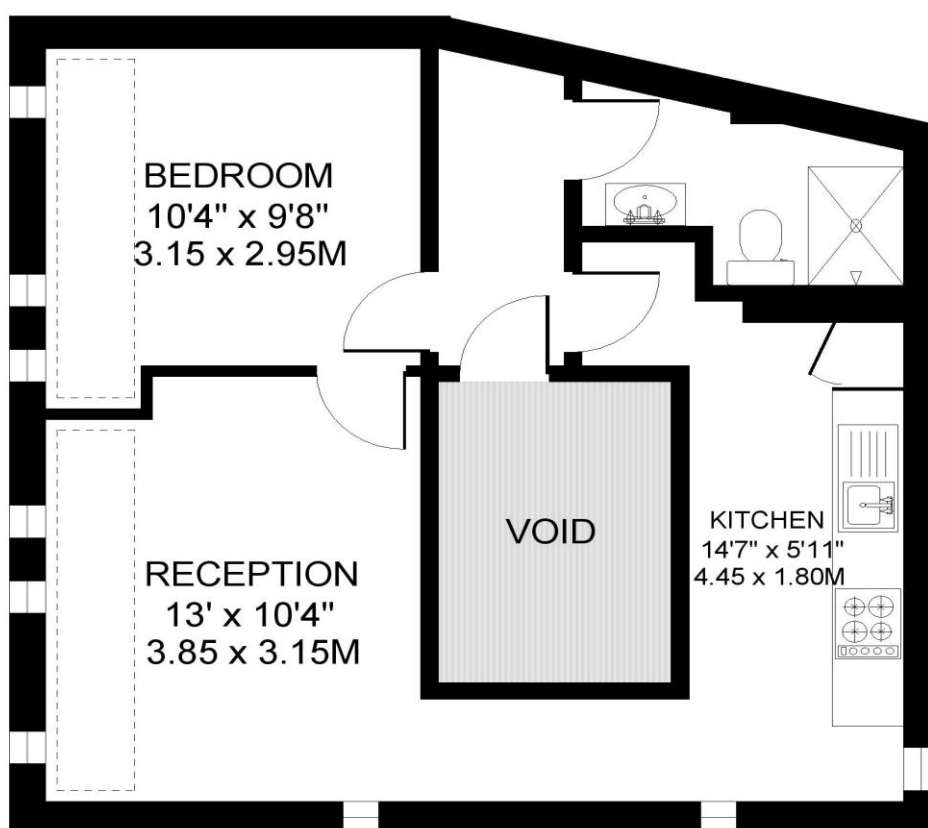
Elephant and Castle Station (National Rail/ Northern and Bakerloo Line) is 1.1 miles away. Bermondsey Underground Station (Jubilee Line) is 2 miles away. Kennington Underground Station (Northern Line) is 0.8 miles away. Camberwell and Walworth Road are frequently served with bus services into the city.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ALBANY ROAD SE5
1 BEDROOM FLAT

Approximate gross floor area
448 SQ.FT / 41.6 SQ.M.



SECOND FLOOR

Copyright: These plans should not be reproduced by any other person, without permission.
Floorplan produced for Winkworth by Floorplanners 07801 228850

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