



BROMAR ROAD, CAMBERWELL, SE5
£700,000 SHARE OF FREEHOLD

**A LARGE THREE-BEDROOM FLAT, SITUATED
IN A HANDSOME VICTORIAN END-OF-
TERRACE HOUSE.**

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DESCRIPTION:

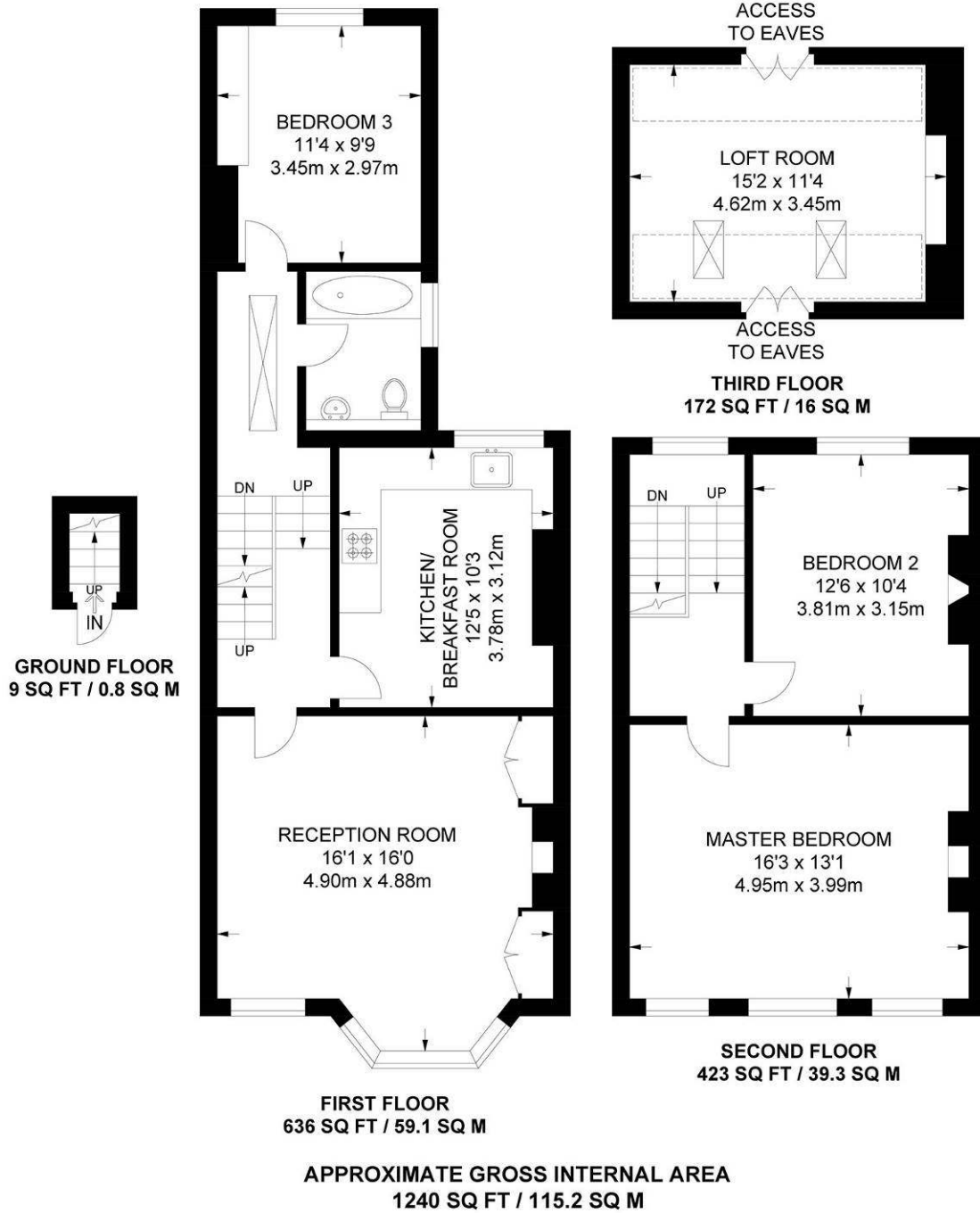
A large three-bedroom flat, situated in a handsome Victorian end-of-terrace house. This lovely property is offered to the market in great condition. The first floor comprises: a large reception room, complete with bespoke joinery, high ceilings, and plantation shutters; a large eat-in kitchen-diner, complete with original wood flooring; spacious double bedroom; and family bathroom with underfloor heating. The second floor comprises two large double bedrooms and a further loft room which has been fitted out as a home office. There is potential to convert the loft STPP to include a further two bedrooms or even a roof terrace STPP. The location offers fantastic access to East Dulwich station for direct links to London Bridge or Peckham Rye and Denmark Hill for the overground. Lordship Lane is a five-minute walk away with its impressive array of shops, bars and restaurants. Bellenden Road is in close proximity with its butchers, coffee shops, and popular bars and restaurants. School catchments are in abundance, with Dog Kennel Hill and Belham for primary or Charter East for secondary. The property also benefits from access to Lettsom Gardens.

AT A GLANCE

- Three Bedrooms
- Split Level Flat
- Reception Room
- Large Eat-in Kitchen-Diner
- Family Bathroom
- Home Office
- Share of Freehold







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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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