



Oval House, 155-157 Camberwell New Road, London, SE5

£285,000 Share of Freehold

Winkworth are pleased to present a well-presented and spacious one-bedroom flat on Camberwell New Road. EPC rating C

LOCATION

Camberwell New Road is located close to Oval Underground Station and provides links to Camberwell and Denmark Hill. An abundance of shops, bars and restaurants put you right in action. If that is not enough, hop on the tube to the West End, where you will be spoilt for choice. You can find the nearby green spaces of Kennington Park and Myatts Field only a stones throw away.

DESCRIPTION

Enter the property via the communal entrance on Camberwell New Road and head up the stairs to the first floor. Upon entering the flat, you're welcomed into a hallway. Immediately to the right is the bathroom, fitted with a classic white suite, wall tiling, a mirror above the sink, and a bath that features a double shower mixer tap.

Continuing down the hallway, you'll find a useful storage cupboard with built-in shelving, ideal for household essentials. Opposite, a small radiator provides warmth to the hallway space.

At the end of the hallway is a well-proportioned double bedroom with a peaceful rear aspect, seen through a double-glazed casement window. A radiator beneath the window ensures the room remains cosy year-round.

Next door, step into the bright and airy open-plan living room and kitchen. The kitchen is fitted with sleek white units and integrated appliances including an electric oven, gas hob with extractor hood, and a combi boiler neatly placed in one corner. The living area offers ample space for a sofa and dining table, while a large, double-glazed casement window floods the room with natural light. A radiator below adds to the comfort. The flat is very peaceful due to the lack of traffic noise.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - circa £1,000 per annum
Ground Rent - Nil
Council Tax Band - B

PARKING

On street parking is available from Southwark Council

UTILITIES

Electricity – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband – ultrafast broadband

LOCAL AUTHORITY

Southwark

TENURE

Share of Freehold - 999 years from 25 March 1998

DIRECTIONS

Oval House is located just a short walk from Oval Underground Station (approximately 0.4 miles away). The Camberwell New Road is served by a frequent bus service up to the Oval, Battersea Power Station and onwards into Central London.

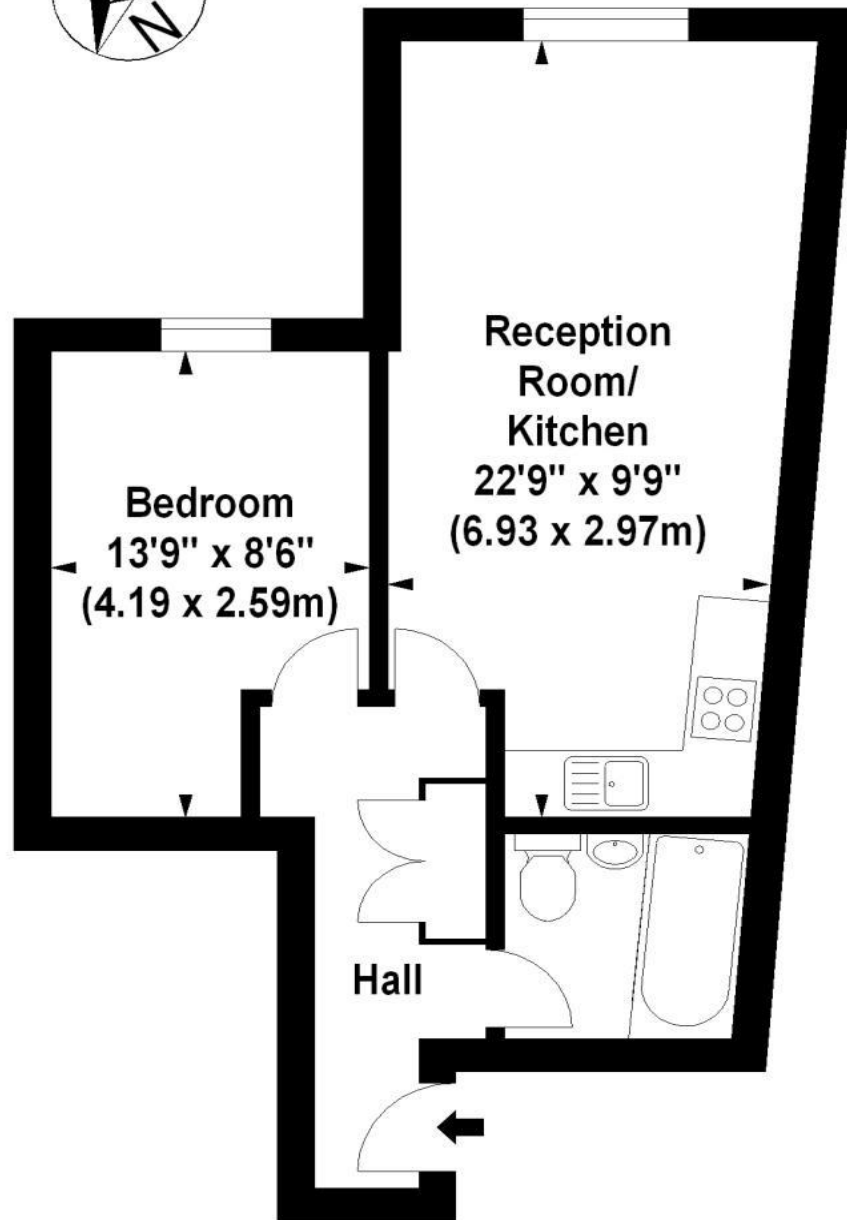
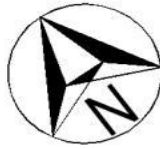
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Camberwell New Road, SE5

Approx. Gross Internal Area *

451 Sq Ft - 41.90 Sq M



First Floor

Illustration For Identification Purposes Only. Not To Scale

*Floorplan Drawn According To RICS Guidelines

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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