

## Albany Road, London, SE5

£175,000 Leasehold

A fantastic opportunity to purchase this newly refurbished studio flat positioned on the ground floor of this period conversion on Albany Road overlooking 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 found immediately opposite.

DESCRIPTION

Enter on the ground floor and you are immediately presented with a brand new, modern kitchen equipped with integrated electric fan-powered oven and hob with extraction, sink and free-standing fridge/freezer and washing machine. There is plenty of storage space found both above and below the kitchen units.

The modern bathroom next door is fitted with a large shower, sink with storage and large mirror above, heated towel rail and W.C.

The bedroom provides space to accommodate a double bed.

The property has been entirely refurbished and redecorated throughout, ready for an immediate move in to an area currently thriving with the benefit of having Burgess Park on your doorstep.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £800 per annum

Ground Rent - peppercorn

Council Tax Band - A

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

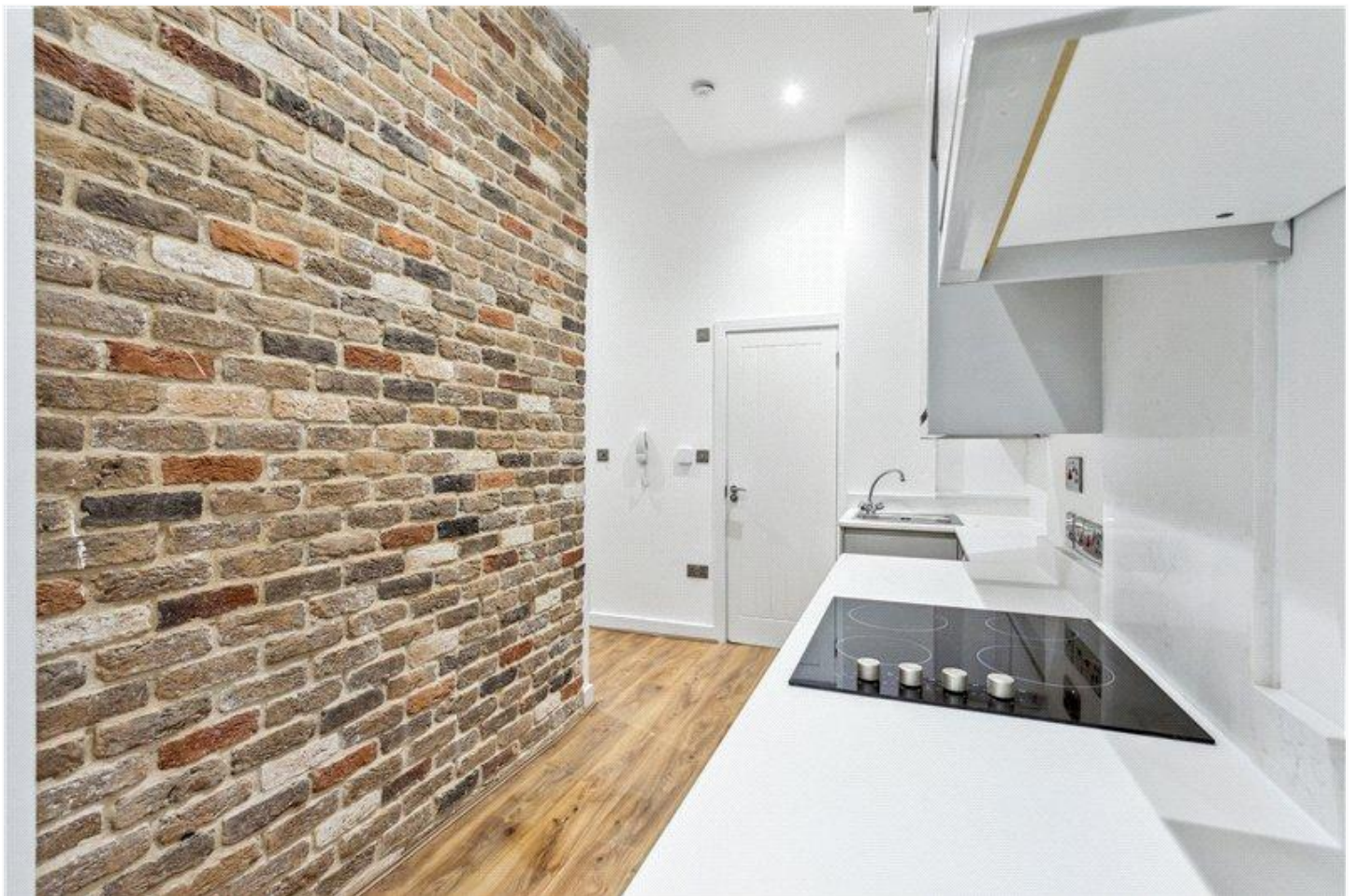
Leasehold – a new 250 years lease

DIRECTIONS

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

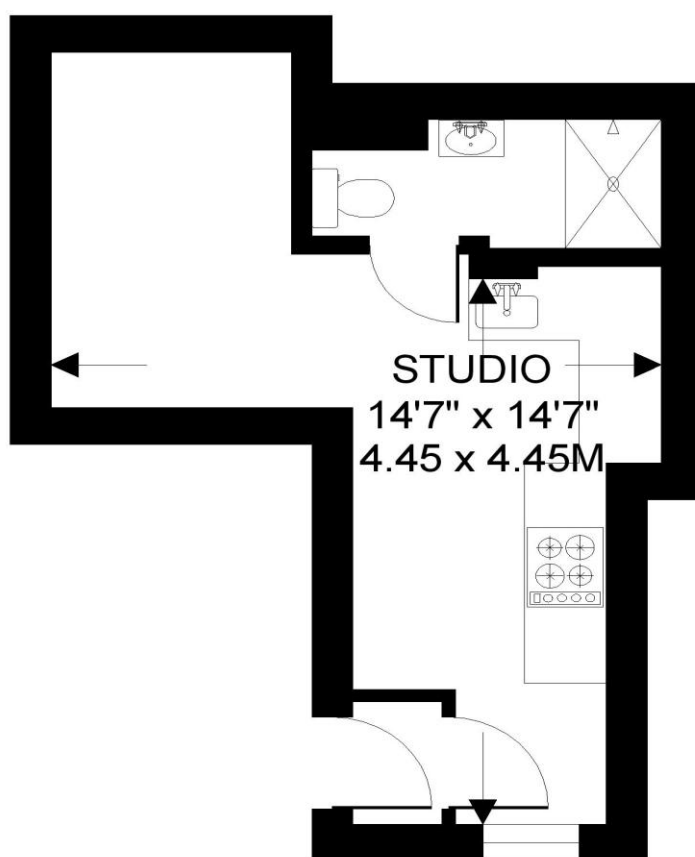
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





ALBANY ROAD SE5  
STUDIO FLAT

Approximate gross floor area  
190 SQ.FT / 17.7 SQ.M.



GROUND FLOOR

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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.*

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