



Lyss Homes



Felix Court, 90 Warner Road, London, SE5 9HQ

£142,500



2



1



1



C



£142,500

Felix Court, 90 Warner Road

London, SE5 9HQ

Two-Bedroom Apartment with Open Views in a Well-Connected SE5 Location

****Shared ownership: 30% minimum share**** Situated on the fourth floor of a well-maintained modern development, this bright and spacious two-bedroom apartment offers excellent natural light, a full-width private balcony and a practical layout ideal for first-time buyers and owner occupiers.

The apartment enjoys a desirable south-east facing aspect, allowing morning and early afternoon sun to flood the living space and bedrooms. The generous private balcony spans the entire width of the flat and is accessible from both the living room and the principal bedroom — creating a seamless indoor-outdoor feel and a fantastic space for relaxing or entertaining.

The living area is well-proportioned and flows comfortably into the kitchen, which is neatly presented and maintained. The principal bedroom benefits from a fitted wardrobe, while the second bedroom offers flexibility as a guest room, home office or nursery.

A standout feature of the property is the abundance of built-in storage, including multiple hallway cupboards — a rare and highly practical benefit for modern apartment living.

The apartment further benefits from lift access, secure entry and well-kept communal areas, offering convenience and peace of mind.

Felix Court is positioned in the heart of Camberwell, a vibrant and increasingly popular pocket of SE5. The area is known for its independent cafés, restaurants and strong community feel.

Denmark Hill Station is within easy reach, offering Thameslink and Overground services with fast connections to London Bridge, Blackfriars, Clapham and beyond. Numerous bus routes along Camberwell Road provide frequent access into Central London.

Burgess Park is also nearby, providing expansive green space, sports facilities and scenic walking routes.

This is a superb opportunity to secure a bright, well-presented home in a well-connected South London location.



Key Features

Two-bedroom fourth-floor apartment

South-east facing aspect

Full-width private balcony

Balcony accessible from living room and principal bedroom

Principal bedroom with fitted wardrobe

Multiple hallway storage cupboards

Lift access within the building

Secure entry system

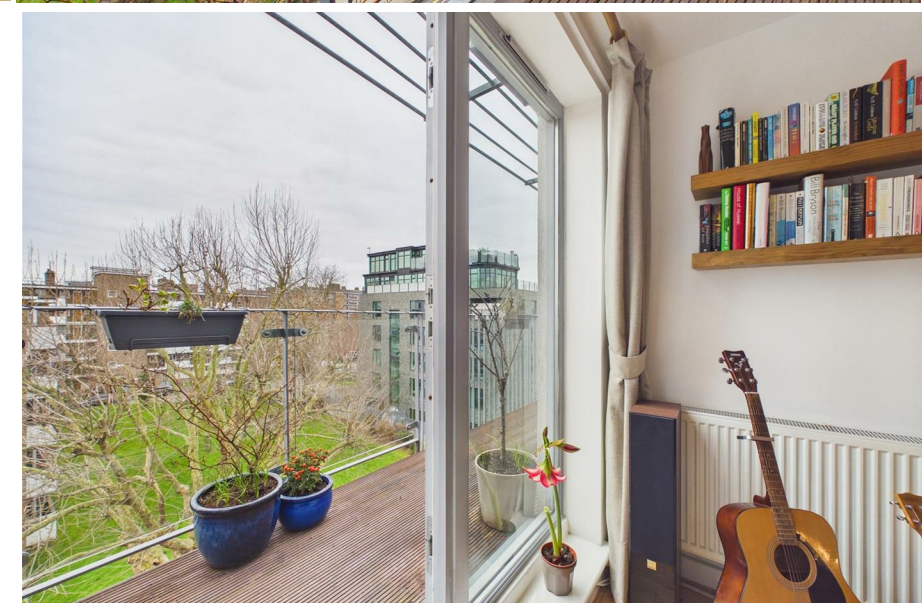
Excellent transport links via Denmark Hill Station

Close to Burgess Park and local amenities



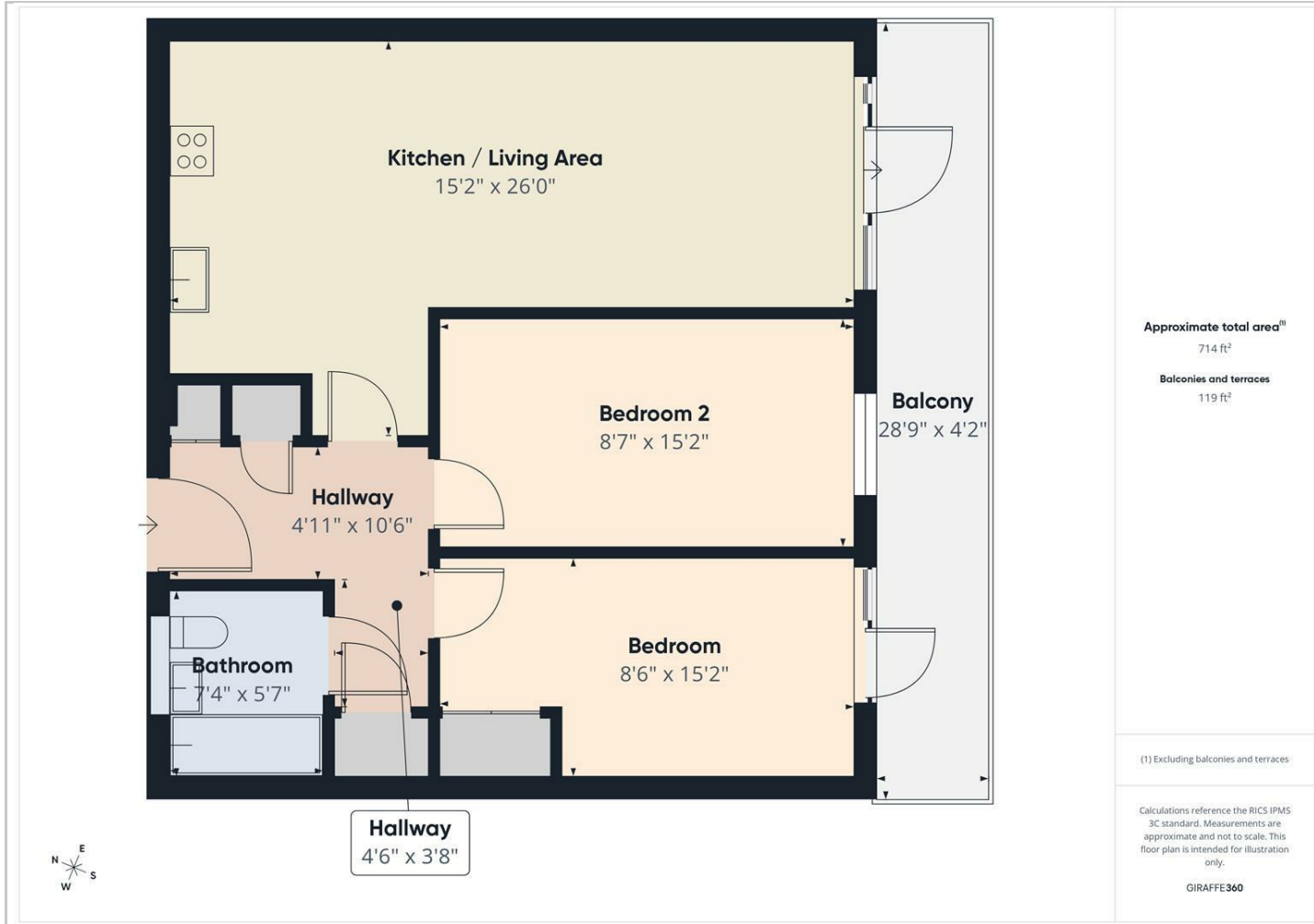


This appealing home presents a fantastic opportunity to secure a well-positioned property in a popular and well-connected area, ideal for first-time buyers, professionals, or investors alike.

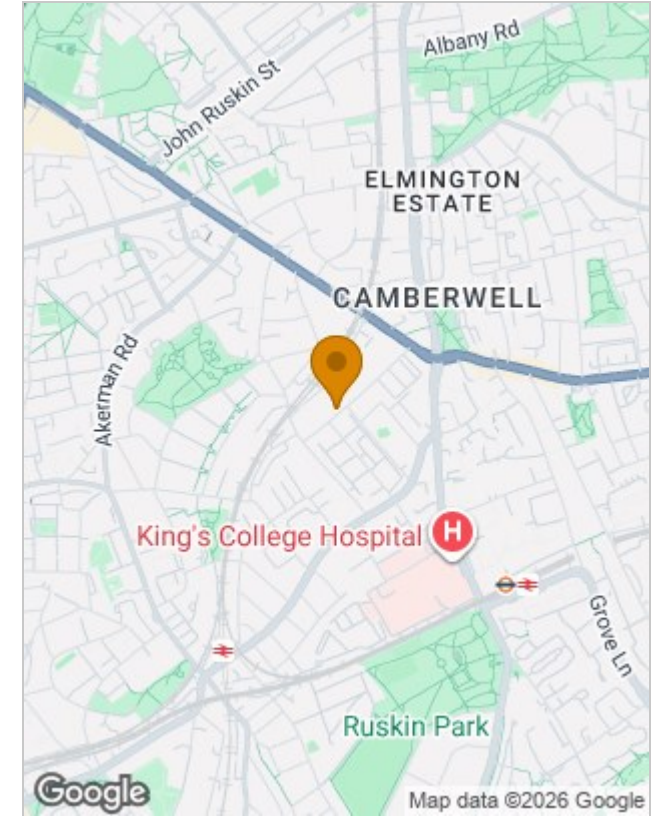




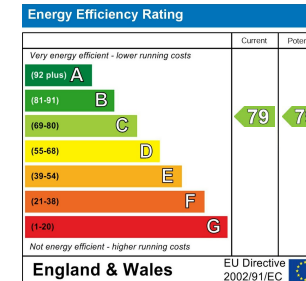
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lyss Homes Office on 02080 505 452 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.