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Evelina Mansions, New Church Road, London, SE5 | Offers In Excess Of £275,000
Call us today on 020 7708 2002

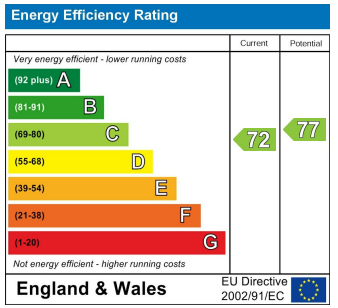


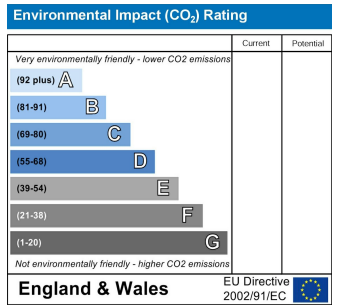






- One Bedroom Flat
- Lower Ground Floor
- Edwardian Block
- Located Opposite Burgess Park
- Lease Length: 125 Years
- Service Charge: £2,091.21 PA
- Ground Rent: Not Payable





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A chain-free one-bedroom flat in Evelina Mansions, Southwark, an Edwardian mansion block opposite Burgess Park and close to Camberwell's shops, cafés and transport links.

The accommodation comprises a generously sized reception room, complete with a useful built-in storage cupboard, providing a comfortable space for both relaxing and entertaining. The separate kitchen is fitted with a range of white wall and base units, complemented by granite-effect worktops, with space and plumbing for white goods. The double bedroom offers ample space for a bed and additional bedroom furniture, while the bathroom is fitted with a traditional three-piece suite and benefits from localised wall tiling.

Evelina Mansions is a distinctive Edwardian red-brick mansion block, retaining elements of its historic character and architectural charm, including the attractive triple-arch passageway connecting its two main buildings. One of the property's particularly appealing features is its proximity to Burgess Park, located directly opposite. As one of Southwark's largest green spaces, the park offers an excellent range of outdoor amenities, including designated cycling routes, a picturesque lake, tennis courts and a children's playground. Camberwell Road is easily accessible, while Camberwell Church Street is approximately 0.5 miles away, offering an eclectic selection of independent cafés, restaurants, bars, traditional pubs and supermarkets, creating a lively and established neighbourhood atmosphere. The area is also well served by public transport, with numerous bus routes providing connections towards Oxford Circus, South Kensington and Battersea. Denmark Hill station is approximately 1.1 miles away, offering rail connections to London Victoria, Blackfriars and Dalston Junction. Oval Underground station, also approximately 1.1 miles away, provides access to the Northern line.

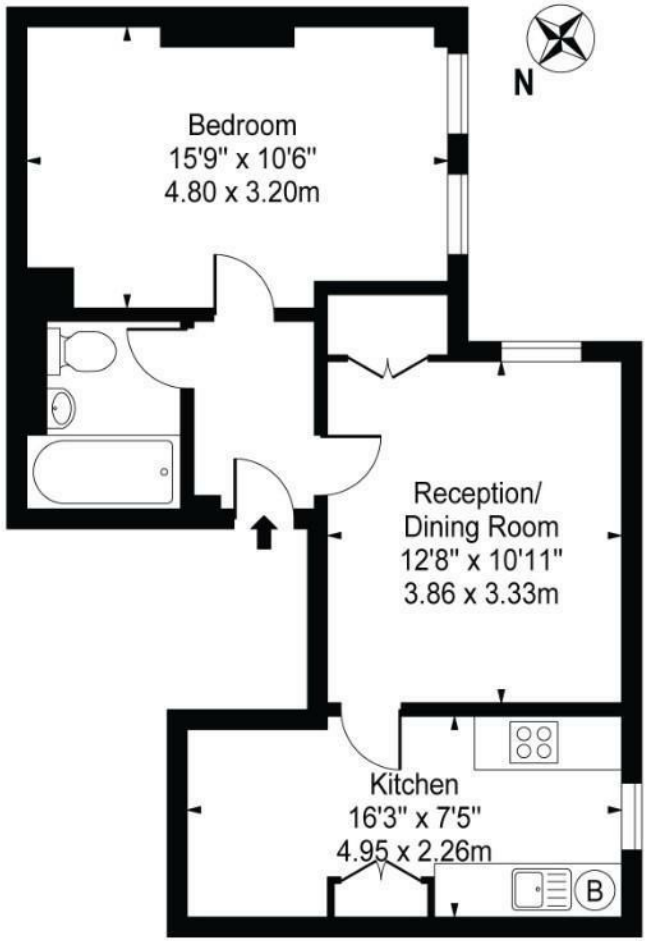
Tenure: Leasehold
Council Tax band: B
Authority: London Borough of Southwark
Lease length: 125 year lease being created prior to completion
Ground rent: Not payable
Service charge: £2,091.21 per annum (Including £771.39 per annum sinking fund contribution)
Construction: Standard construction
Property type: Flat
Number of floors in building: 5
Entrance on floor: LG
Has lift: Yes
Over commercial premises: No
Parking: On street, permit required
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Central heating
Building safety issues: None
Lease restrictions: Short lets, annual gas safety check
Public right of way through and/or across your house, buildings or land: No
Flood risk: Yes - surface water
History of flooding: None
Planning and development: None
Listing and conservation: None
Accessibility: Lift
Mining: No coal mining risk identified

To expedite the sale, IDS (the seller), will provide the title pack and searches as a cost of £626.16 (inclusive of VAT), to be paid for by the buyer.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Evelina Mansions,
New Church Road, SE5 7JW

Approx. Gross Internal Area 523 Sq Ft - 48.59 Sq M



Lower Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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