

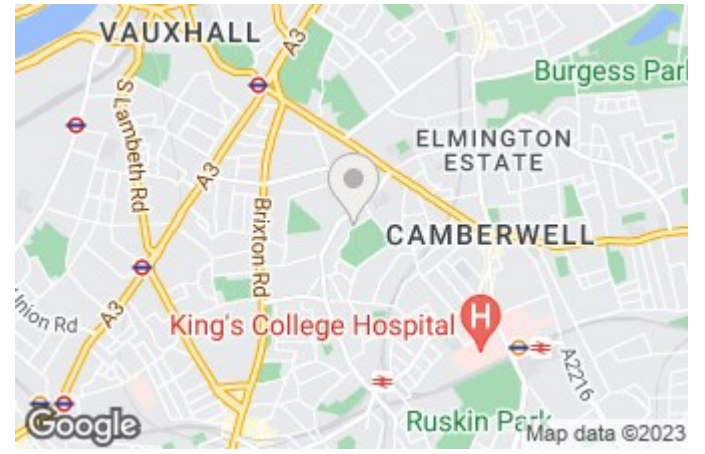


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St Gabriels Manor, London, SE5 | Offers Over £550,000
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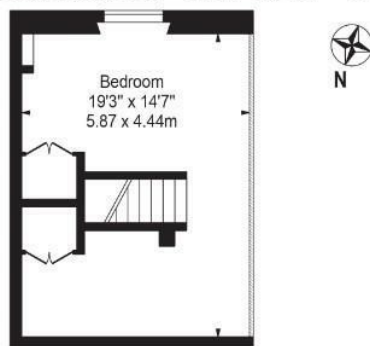


- Two Bedrooms
- Lease Term 123 years
- Annual Ground Rent £100.00
- Annual Service Charge £3,743.02
- C/TAX Band F
- EPC Rating E
- Gross Internal Area 94.85 Sq M
- Historic Grade II Listed Architecture
- Bike Storage
- Concierge

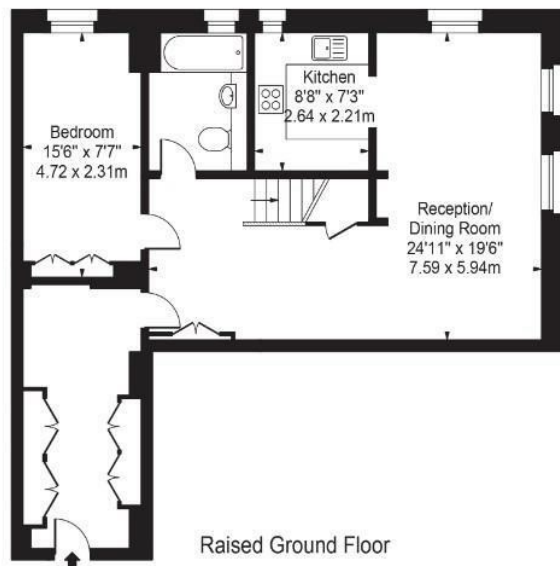


St. Gabriels Manor,
Cormont Road, SE5 9RH

Approx. Gross Internal Area 1021 Sq Ft - 94.85 Sq M



First Floor
Mezzanine



Raised 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.

Offers In Excess Of: £550,000.

A generously proportioned - 94m2 and characterful two-bedroom apartment on the raised ground floor of an historic Grade II Listed building, opposite the delightful Myatt's Fields Park.

The building and grounds are spectacular and steeped in history. There is a truly impressive communal roof terrace and common parts that are awash with character. The development has a caretaker who looks after many aspects of cleanliness and maintenance. The flat is offered with a share of the freehold.

The reception wraps around the kitchen in an L- shape; with multiple tall windows it is wonderfully bright and has ballroom height ceilings, all finished off with pleasant neutral décor and restored wooden flooring. This is a lovely space for both entertaining and relaxing and is sure to impress your friends.

The kitchen is modern and smartly finished with integrated appliances and there is a separate dining area.

Both bedrooms have carpeted flooring and neutral décor. The master bedroom is a generous size and is located on the mezzanine floor.

The bathroom has a white three-piece bathroom suite and a large inset mirror, with a traditional bath for a relaxing soak and a shower over the bath for the morning dash.

The property is situated opposite Myatt's Fields Park with its tennis courts, state-of-the-art play areas and boutique community café. You are close to the nightlife and culinary attractions of Vauxhall, Kennington and Camberwell. Transport - very frequent buses on Camberwell New Road will whisk you to the underground station at the Oval (Northern Line) in about 5 minutes but It's a nice walk in the spring and summer months. Buses will also take you from Camberwell New Road to Vauxhall, Victoria, the West End and Paddington. Your nearest overground train station is Loughborough Junction, a pleasant walk, for connections to King Cross and Thameslink services. There are plenty of café bars, restaurants and shops in nearby Camberwell, plus a leisure centre with pool, new library and Saturday farmers' market on revamped Camberwell Green.

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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