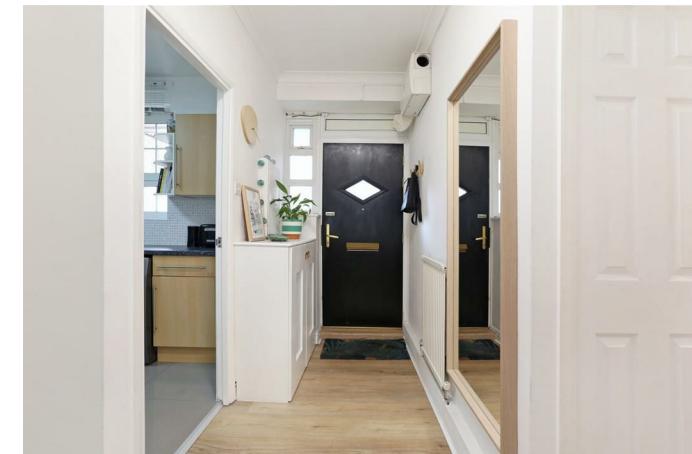


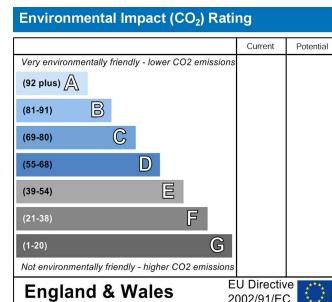
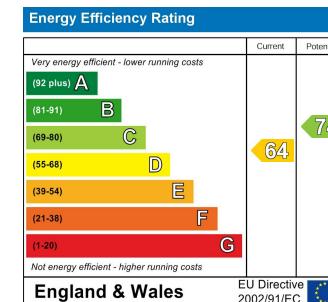


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Wyndham Road, London, SE5 | Offers In Excess Of £290,000  
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- One Double Bedroom
- Permit Parking
- 114 Years Left On Lease
- Ground Rent £10 PA
- Service Charge £2,200 PA
- Council Tax Band A
- EPC Rating D



A well presented one-bedroom apartment, in a great location within an attractive block, overlooking a verdant square.

There is a generous living room overlooking the green - with two large double-glazed sash windows it is awash with light. Finished with neutral décor and wood style flooring, handmade radiator covers and built in storage. The kitchen has large contemporary porcelain tiles, beech effect wall and base units and a complimentary granite effect worktop. There is an integrated oven and hob with an extractor hood. The bedroom has the same wood style flooring, built in storage and lovely green views. A well equipped and smartly finished bathroom is also off the hallway with large porcelain floor tiles, localised white tiles around the bath and shower and a modern square sink set in a vanity unit. Spotlights and a chrome heated towel rail are a nice finishing touch.

Oval tube station (Northern line) is 1.1km (0.7miles) away if you're walking or just a couple of stops on the bus from Camberwell New Road. Denmark Hill Station is 1.6km (1 mile) away for direct services to Victoria, the Thameslink line, and the Overground between Clapham Junction and Highbury and Islington (via Shoreditch). Head to Camberwell Road for buses to central London, via Elephant and castle tube station (Northern, Bakerloo). Alternatively, you are just twenty minutes away from the river at Vauxhall. Wyndham road sits between Kennington Park and Burgess Park. Both are fantastic facilities and Burgess Park works as a cycle route, heading past the lake and into Bermondsey where you can find the famous Maltby Street Market. Camberwell itself is making a name for itself on London's foodie map with lots of new independent restaurants, cafes and bars opening. The vibrant local art scene includes the South London Gallery and events such as Camberwell Arts Festival, which runs every summer. Both Camberwell and Elephant and Castle are undergoing extensive regeneration projects and have seen a huge uplift over the last decade. This is a great time to invest in the area with more to come in Camberwell.

Offers in excess of: £290,000

Tenure: Leasehold

Council Tax band: A

Authority: London Borough of Southwark

Lease length: 114 years remaining (Started in 2013 with a lease of 125 years)

Ground rent: £10 a year (Not subject to increase)

Service charge: £2,200 a year

Construction: Standard construction

Property type: Mid-terrace, Flat

Number of floors: 4

Has lift: Yes

Over commercial premises: No

Parking: Communal

Disabled parking: Yes

Controlled parking zone: Yes

Electric vehicle charging point: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Heating features: Double glazing

Building safety issues: No

Restrictions: No restrictions or restrictive covenants found in the title register

Rights and easements

Public right of way through and/or across your house, buildings or land: No

Flood risk: Yes

History of flooding: No history of flooding has been reported.

Coastal erosion risk: No

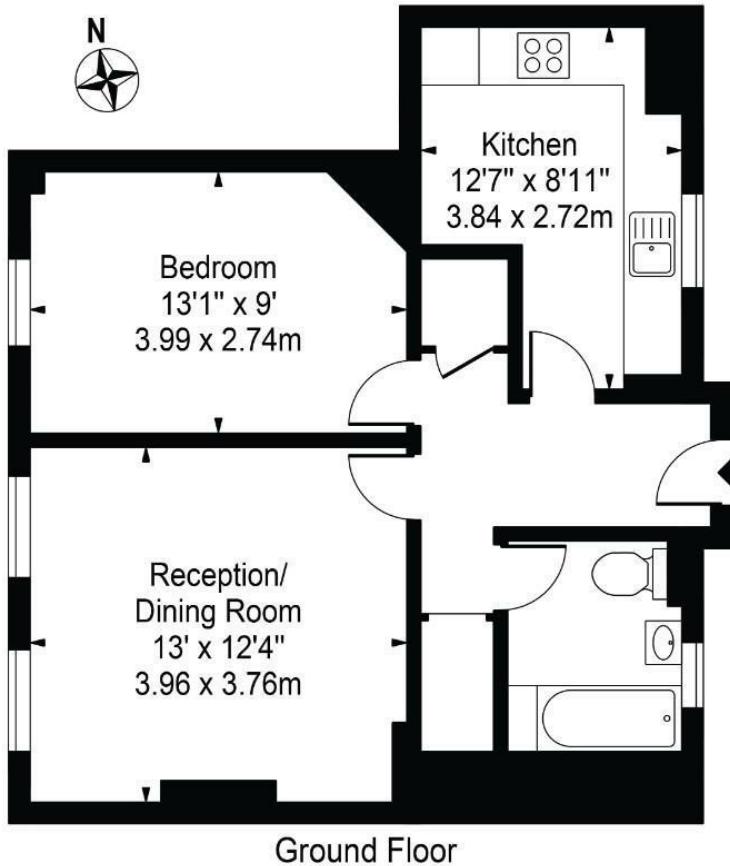
Planning and development: No

Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

Livingstone House,  
Wyndham Road, SE5 0UY  
Approx. Gross Internal Area 517 Sq Ft - 48.03 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

[www.interdesignphotography.com](http://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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