





- TWO LARGE DOUBLE BEDROOMS
  - PATIO GARDEN
  - CHAIN FREE
    - 80sq m
  - PERMIT PARKING
- GROUND RENT £10 FOR THE TERM
  - LEASE LENGTH 92 YEARS
- SERVICE CHARGE £5,456.67 (INCLUDES HEATING/HOTWATER)

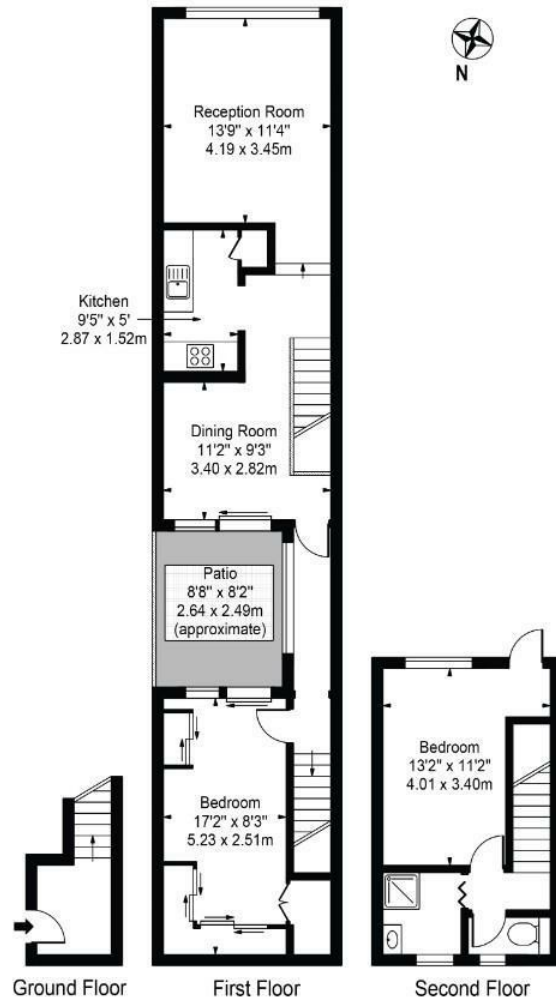
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	73
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



## Church Mead, SE5 0ET

Approx. Gross Internal Area 864 Sq Ft - 80.27 Sq M



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.

This two-bed apartment is sure to impress those looking for something different and spacious. Covering three floors and measuring over 80m2 with a patio garden.

The ground floor entrance and lobby are ideal for storage of coats, hats and boots and essential household items. Up a flight of stairs to the first floor, straight ahead is the reception room which is south-facing and neutrally decorated. Next off the hallway is the kitchen which has been recently updated with new wall and base units and complimenting worktops. The dining area sits conveniently behind and has access to the patio garden, via sliding doors.

The courtyard is surrounded by the dinning-room, a second hallway, and the main bedroom also provides access. Floor to ceiling glass windows capture lots of natural light. Its fully paved and large enough for a patio set and plenty of plants.

Access to the main bedroom is via the second hallway. It is finished in a similar tone to rest of the apartment and has the benefit of a built-in large cupboard, and additional access to the courtyard.

Back to the second hallway and up to the second floor, where the second bedroom is located another generous double, with plenty of space for a double bed and furniture.

The bathroom and separate lavatory are across the hall from the second bedroom, the bathroom has a shower cubicle and washbasin with a vanity unit.

Churchmead is on Camberwell Road. From here you are just a 2km walk or bus ride from Elephant and Castle for the Northern line, Bakerloo line, overland rail services (Thameslink) and a myriad of bus routes that connect you to the rest of London. Oval Tube Station is equidistant for the Northern Line and cyclists will be pleased to hear that you are fifteen minutes from London Bridge via Burgess Park and designated cycle routes. In fact, this is a fantastic spot for cyclists heading into central London, and on weekends you can make the most of the Bermondsey Beer Mile, Maltby Street Market, and historic Greenwich – all a gentle cycle via Burgess Park. Nestled between Camberwell and Peckham you are spoilt for choice when it comes to entertainment. Camberwell has long been known for its artistic connections and Peckham is fast becoming one of London's entertainment hot spots, really coming alive in the summer with its famous roof-top cocktail bars offering sunset views over the London skyline. Burgess Park has a gorgeous lake, tennis courts and barbeque facilities, only a couple of minutes away.

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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