



Myatts Field Court, SE5

Communal Gardens | Secure off street parking | Dual Aspect

Asking Price: £325,000 (Offers In Excess Of)

Edward Hurn
RESIDENTIAL
powered by Keller Williams

Myatts Field Court, SE5

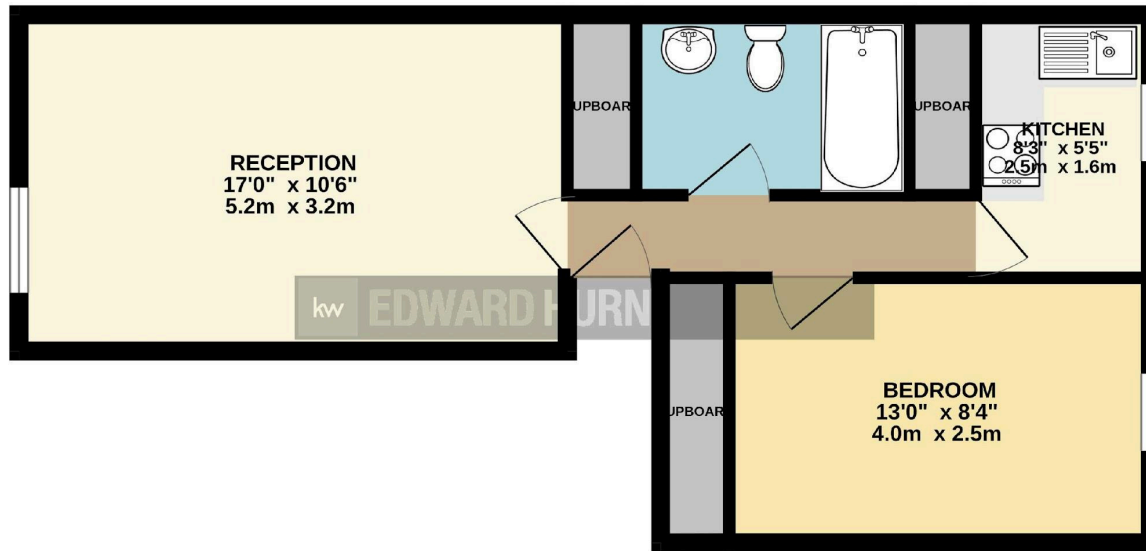
DESCRIPTION

Introducing a spacious chain-free one-bedroom haven situated on the ground floor of an small development, complete with communal gardens and exclusive off-road parking. This thoughtfully designed apartment offers proximity to the highly sought-after Myatts Field, a picturesque Victorian park adorned with seasonal blooms and a recently revamped children's play area. Step into luminous living as natural light fills every corner of this ground-floor gem. The generously proportioned reception room welcomes you with ample space for a grand sofa, coffee table, and dining area. The separate fully fitted kitchen ensures culinary delights, while the well-sized bedroom overlooks the serene communal gardens. The property boasts a well-appointed bathroom and ample storage, presenting an ideal sanctuary for discerning professionals. Nestled at the rear of the residence lies the enchanting communal garden—a meticulously maintained oasis perfect for enjoying the summer months. This property further enhances convenience with secure, gated off-street parking and an enclosed communal garden featuring a secure bike shed. Embrace leisurely weekends with a stroll to the leafy Victorian Myatt's Field, boasting a cutting-edge playground, a charming community café, and tennis courts. Saturdays offer the choice of farmers' markets at nearby Kennington and the artistic hub of Camberwell, home to a leisure center, a brand-new library, and an array of café bars and eateries. Commute effortlessly from the nearby Camberwell New Road, providing access to buses heading to Victoria, Marble Arch, and Paddington, as well as a swift connection to Oval tube station. Equidistant and within a ten-minute walk lies Loughborough Junction station, offering fast connections to Blackfriars, Kings Cross, Denmark Hill, and the new overground service to Clapham, Shoreditch, Canada Water (for Canary Wharf), and Highbury & Islington. Elevate your lifestyle with this exceptional property that seamlessly combines comfort, style, and connectivity.





GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 464 sq.ft. (43.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

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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to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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OPENING HOURS

None