

**LOVE WALK, CAMBERWELL, SE5**  
**LEASEHOLD - SHARE OF FREEHOLD**  
**£650,000**





## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 2

Lease Length :  
Service Charge :  
Ground Rent :

## FEATURES

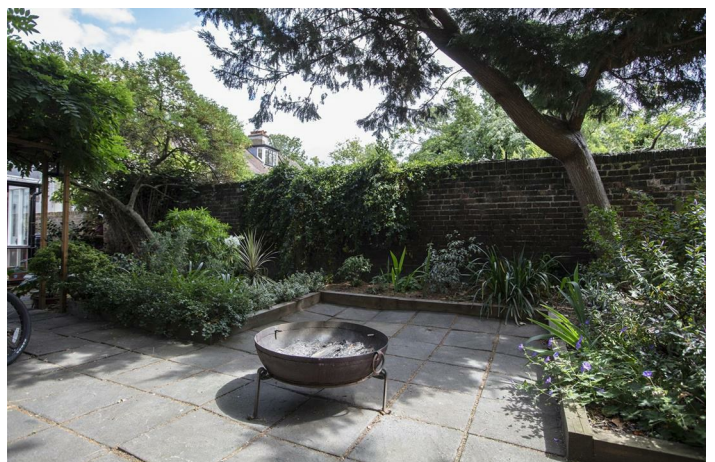
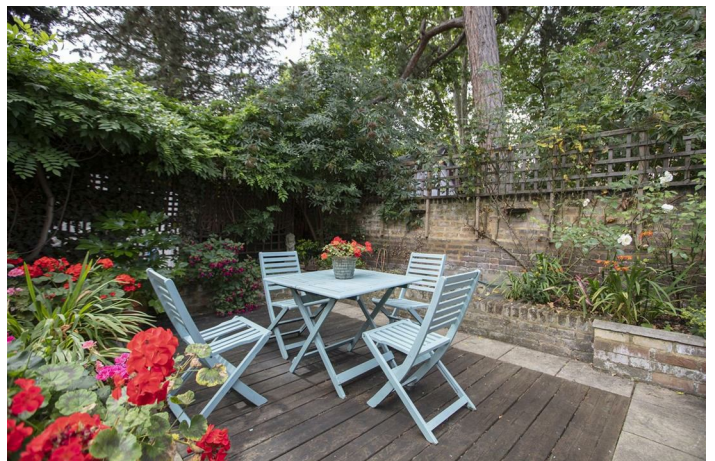
Share of Freehold  
Amazing 60 ft Rear Garden  
Leafy Setting





LOVE WALK SE5

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## LOVE WALK SE5

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Well Placed Two bedroom Conversion With 60 Ft Garden - CHAIN FREE.

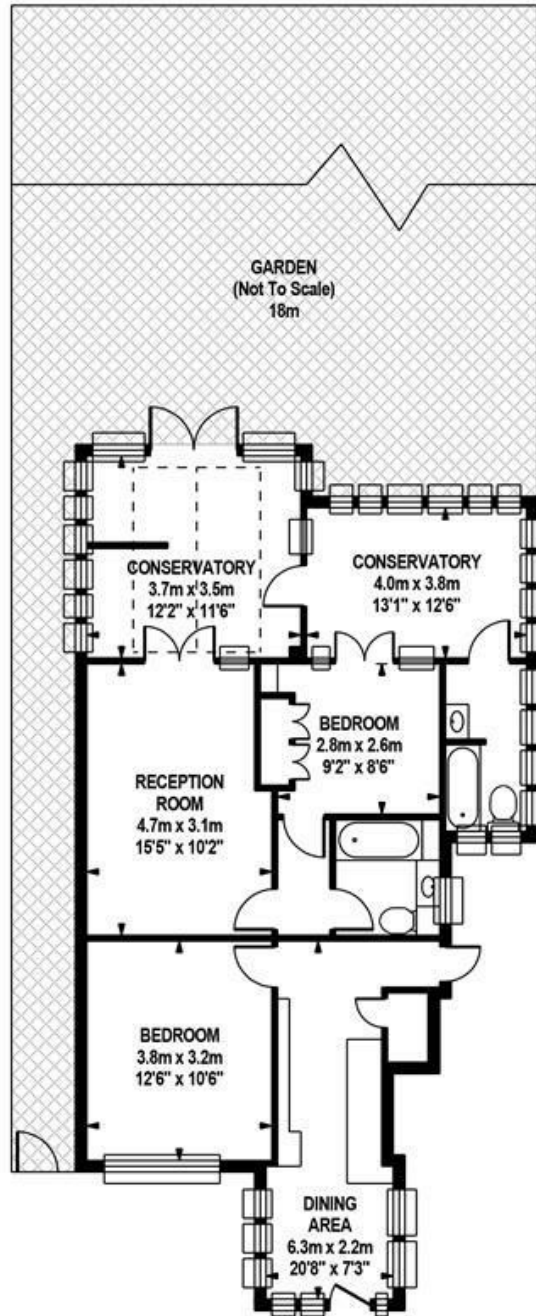
This fantastic two bed garden flat enjoys a uniquely tranquil setting yet sits within a five minute stroll of the best of Camberwell. Enjoying an incredibly generous 60 ft private garden, conservatory and generous living area, it promises abundant potential. The accommodation comprises reception, kitchen/diner, two bedrooms and bathroom. You're literally a pebble's throw from the best of Camberwell - that's bars, eateries and bustle! Transport is easy with Denmark Hill Station around 10 minutes walk. Victoria, Elephant & Castle, Blackfriars, Farringdon, Shoreditch and Clapham are all easy as pie!

The entrance lobby offers the perfect spot for a dining table. It has oodles of daylight. Granite counters run on both sides of the kitchen and house a five ring gas hob, oven and ceramic sink and drainer. Recessed storage precedes a side access point and the bathroom which has a modern white suite. The first double bedroom is carpeted and has fitted wardrobes and a peaceful front aspect. The reception, also carpeted, is next with double glass doors leading to the conservatory. Your second bedroom has a recessed storage cupboard and leads to its own section of the conservatory. This interconnects and leads to the super generous and beautifully arranged split level private garden. It's currently divided into three separate patios, each as lush and mature as the last. Beautifully stocked raised planter beds curve throughout. There's a pergola, shed and summer house too!

The transport options are good, with a multitude of buses running close by on Camberwell Church Street into the City and the West End. Oval Station (Northern Line zone 2) is walkable in around 20 minutes or easy by bus in around 6. Denmark Hill station (zone 2) for fast, regular services to Blackfriars and London Bridge is a 10 minute walk in the other direction. The London Overground Line offers further services to Shoreditch, Clapham and Islington. The nearby excellent eateries include The Crooked Well and the wonderful Greek Taverna that has entertained rich and famous Camberwell residents for over 40 years. The Hermit's Cave is a fine spot of a pint of black. Keeping fit? Camberwell Baths is stunning and within 60 seconds of your door. Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep - anyone for Pimms?

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**GROUND FLOOR**

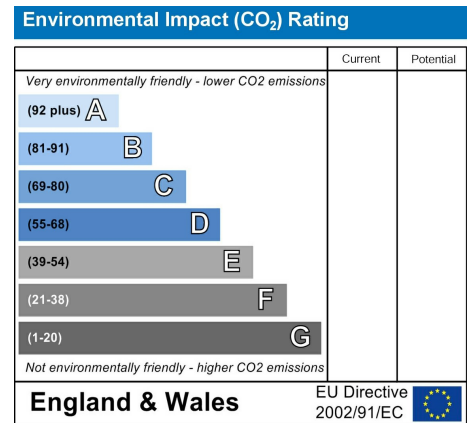
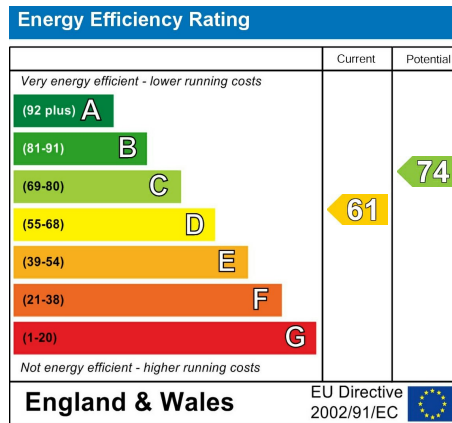
Approximate Internal Area :-  
83.96 sq m / 904 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 83.96 sq m / 904 sq ft  
Measurements for guidance only / not to scale

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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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