

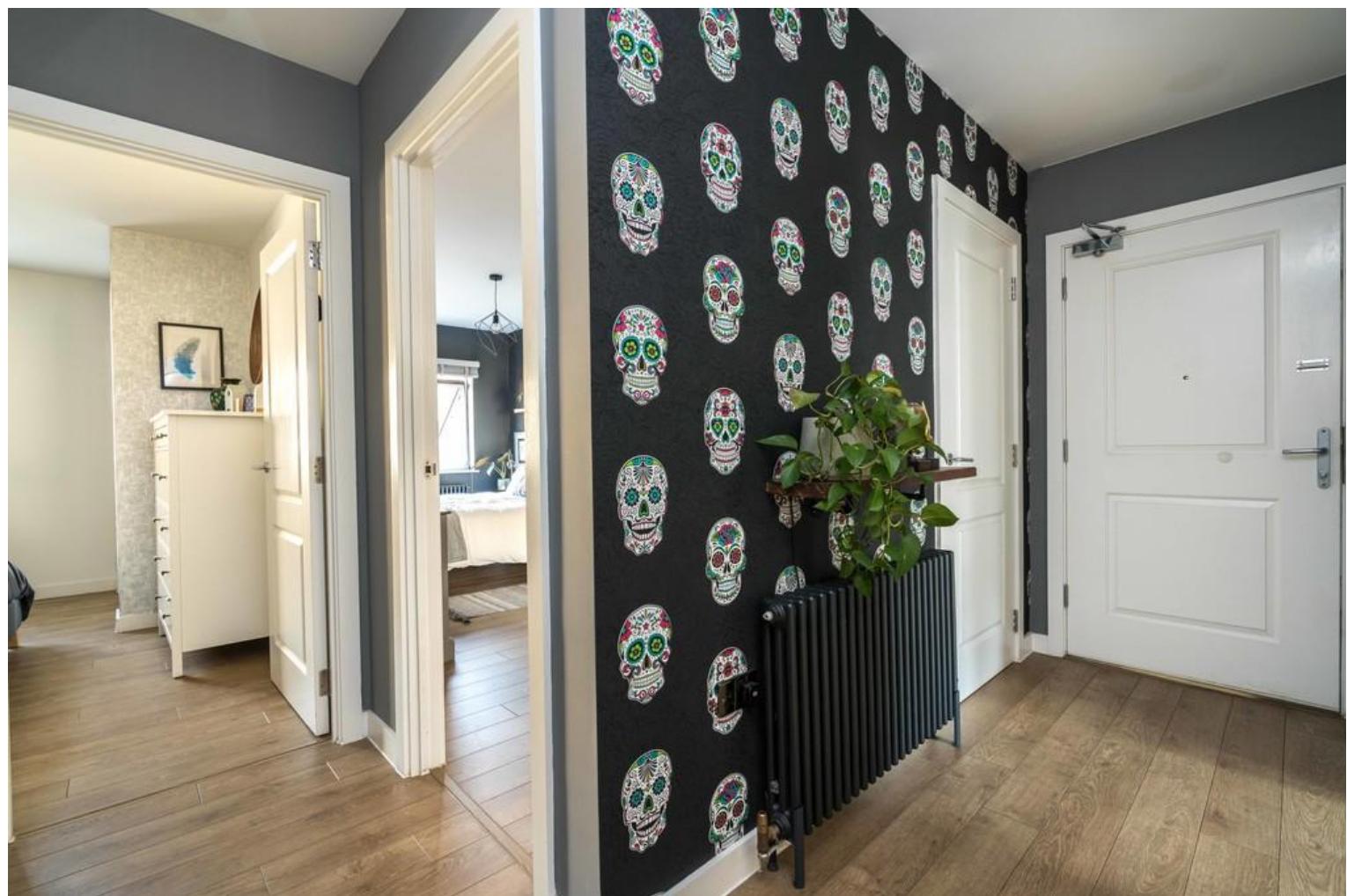


Elmington Road | London | SE5

Freehold

£570,000

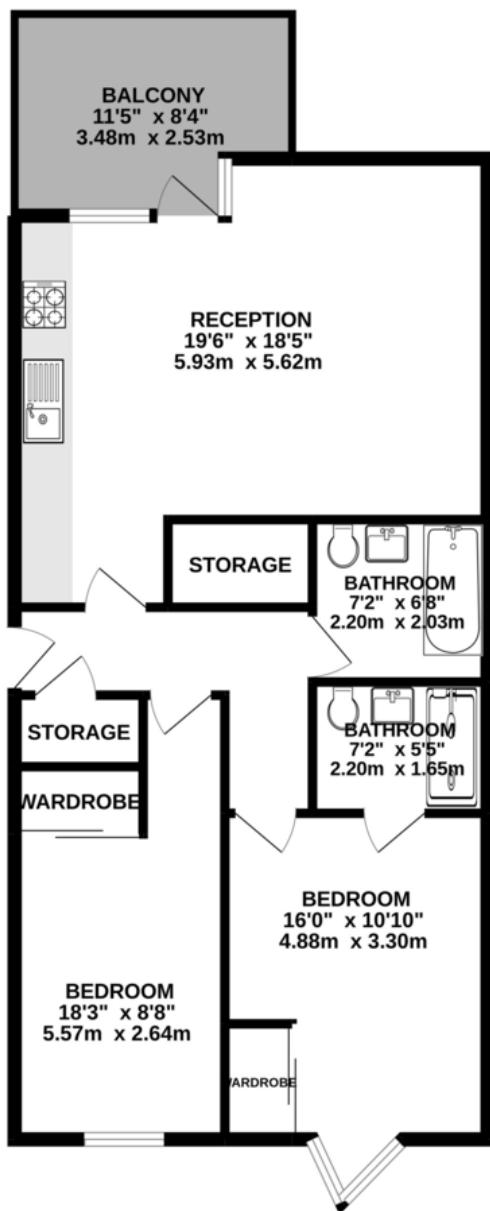
- 2 Double Bedrooms
- Open Plan Reception Room
- South-Facing Balcony
- Modern Fittings
- Large Family Bathroom and En Suite
- Camberwell
- Brunswick Park
- Burgess Park
- Excellent transport links
- Quiet Residential Street



Beautifully presented 2nd floor two bedroom flat on the top floor of a well-finished modern block built in 2018. The open plan kitchen/reception room is spacious and bright with south facing windows, and the kitchen has quality integrated appliances. Two large double bedrooms, one with an en suite, and a modern family bathroom. The apartment has a spacious south-facing balcony off the reception room, large storage cupboards, and a two-step secure phone entry system. Conveniently located within walking distance to Camberwell's array of shops, boutiques, restaurants and bars. Brunswick park is just across the road and Burgess is a 5 minute walk away. Transport links are excellent with buses to the City and West End from the adjacent Camberwell Road and Camberwell New Road. Oval, Kennington and Elephant & Castle tube stations are nearby, as well as Denmark Hill and Loughborough Junction Rail stations.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



TOTAL FLOOR AREA : 770 sq.ft. (71.5 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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## Viewing Arrangements

Strictly by appointment

## Contact Details

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