

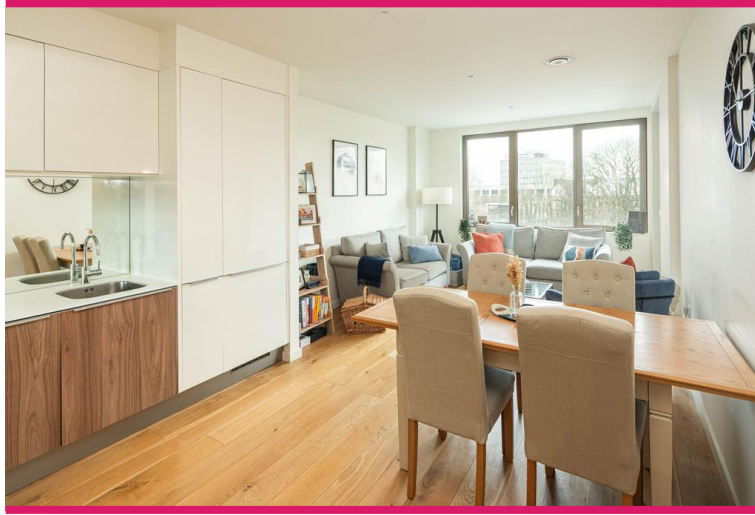


Camberwell Passage | London | SE5

Leasehold


£525,000

- Two double bedrooms
- Two bathrooms
- Private balcony
- Modern kitchen
- Open plan
- Separate study
- Communal roof terrace
- Excellent bus routes
- Local amenities
- Kings College Hospital

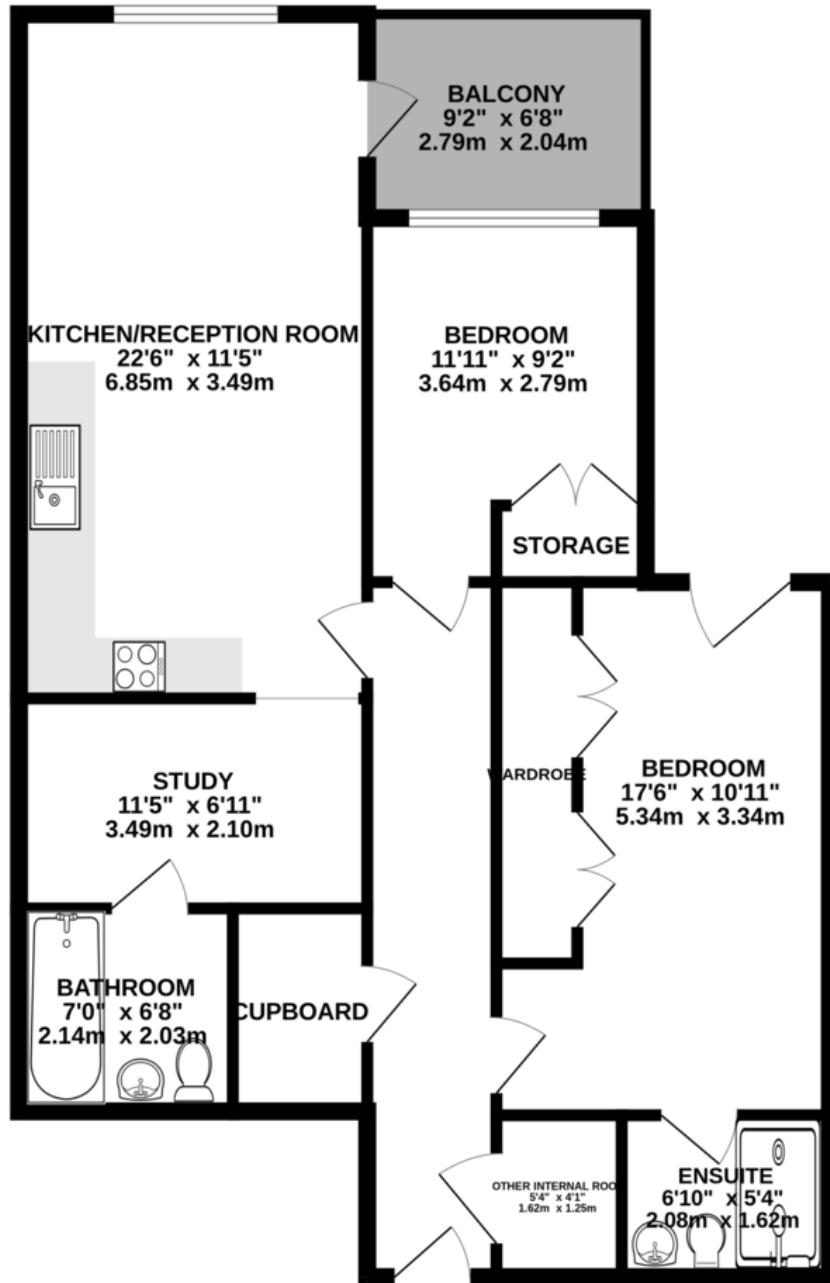


Beautifully presented two bedroom two bathroom flat in a sought after modern development. The open plan kitchen/reception room is spacious, has quality integrated appliances and is perfect for entertaining. The apartment has large storage cupboards, a spacious private balcony which has a unique view of Camberwell Green, a protected green space, separate study area and a two-step secure phone entry system. The building has a concierge service for security and package delivery. Conveniently located within walking distance to Camberwell's array of shops, boutiques, restaurants and the vibrant East Street market. 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 	

THIRD FLOOR
861 sq.ft. (80.0 sq.m.) approx.



Viewing Arrangements

Strictly by appointment

Contact Details

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TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements