



Southwell Road, SE5
£899,950

0208 702 9555
pedderproperty.com

pedder



In general

- Offered to the market 'Chain Free'
- Double reception room
- Good-sized kitchen
- Three double bedrooms
- 35ft rear garden
- Nearby Ruskin Park

In detail

An opportunity to purchase this three double bedroom terraced house for sale on Southwell Road, SE5.

The property has recently been redecorated and re-carpeted throughout and is offered to the market 'Chain Free'.

The spacious accommodation comprises a double reception room with double glazed windows to front (with original wooden shutters) and feature fireplace with working gas fire, good-sized kitchen, downstairs bathroom with separate wc, and on the first floor the three double bedrooms.

Directly outside the property is a paved area then the garden is mainly laid to lawn with mature shrub & flower borders, the garden is not overlooked from the rear.

Southwell Road is served by a vast selection of restaurants & shopping amenities that central Camberwell Green has to offer; the open spaces of Ruskin Park with its tennis courts, bandstand, children's play area and paddling pool is close by.

Both Loughborough Junction & Denmark Hill railway stations serve the location.

Early viewings are highly recommended.

EPC: D | Council Tax Band: E



Floorplan

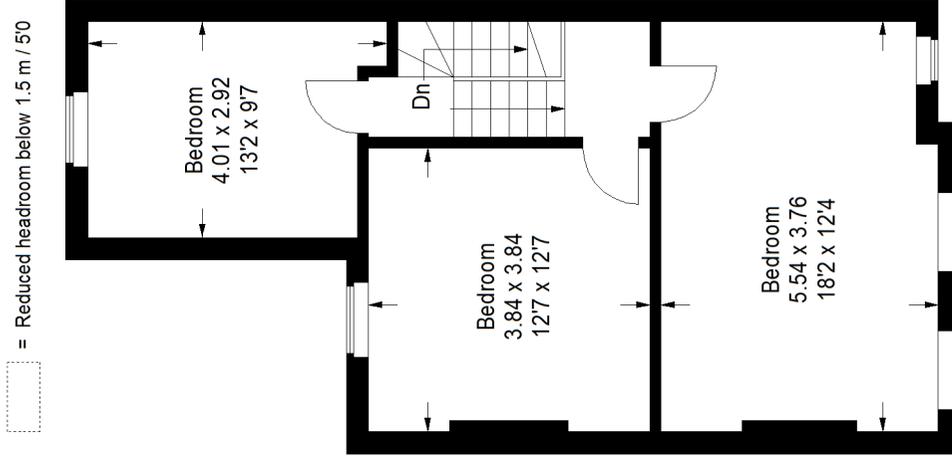
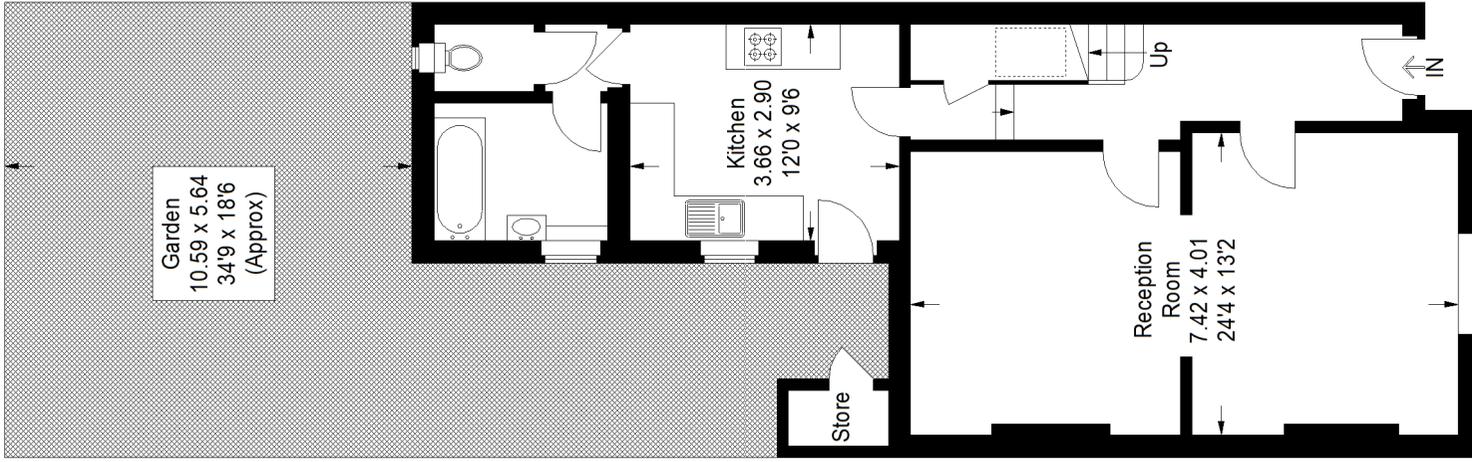
Southwell Road, SE5

Approximate Gross Internal Area

Ground Floor = 58.7 sq m / 633 sq ft

First Floor = 52.9 sq m / 569 sq ft

Total = 111.6 sq m / 1202 sq ft



⊠ = Reduced headroom below 1.5 m / 5'0

Ground Floor

First Floor

Copyright www.pedderproperty.com © 2023

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 B
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.