



New Church Road | London | SE5

Leasehold

£275,000

- One double bedroom
- Third floor
- Long lease
- Chain free
- Lots of natural light
- Local amenities
- Elephant and Castle
- Burgess Park
- Excellent bus routes
- Kings College Hospital

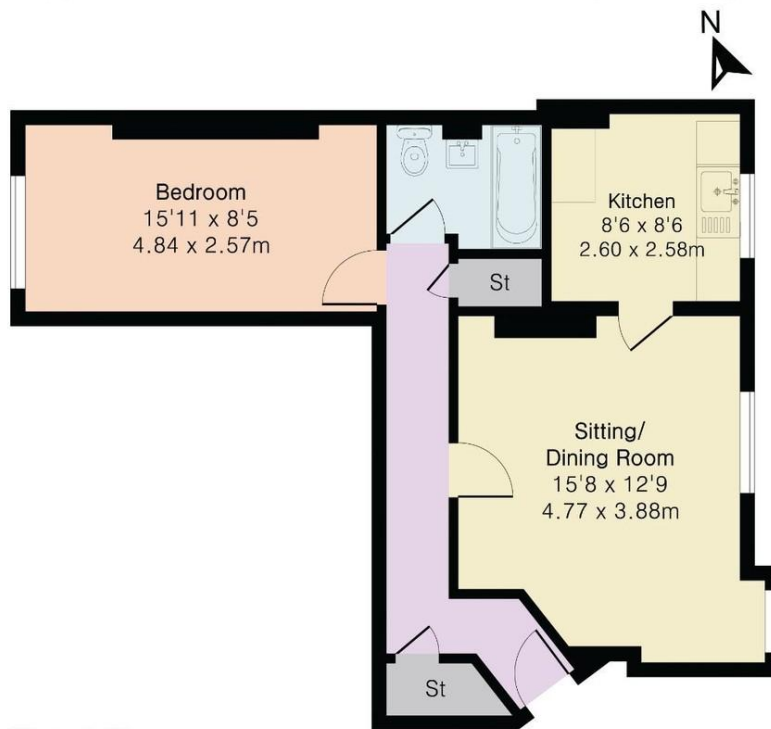


Chain-free one-bedroom flat on the third floor of an attractive Edwardian red-brick building opposite Burgess Park. The flat includes a bright living room with space to dine, a separate kitchen, a good-sized bedroom with room for additional furniture, and a three-piece bathroom. Evelina Mansions retains original period features and is well located for Burgess Park, Camberwell Church Street, local shops, cafés and transport links. Denmark Hill and Oval stations are both around 1.1 miles away. 125 year lease.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 550 sq ft - 51 sq m



Third Floor

## Viewing Arrangements

Strictly by appointment

## Contact Details

121 Denmark Hill

London

SE5 8EN

[www.urbanvillagehomes.co.uk](http://www.urbanvillagehomes.co.uk)

[sales@urbanvillagehomes.com](mailto:sales@urbanvillagehomes.com)

020 3519 9121

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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