

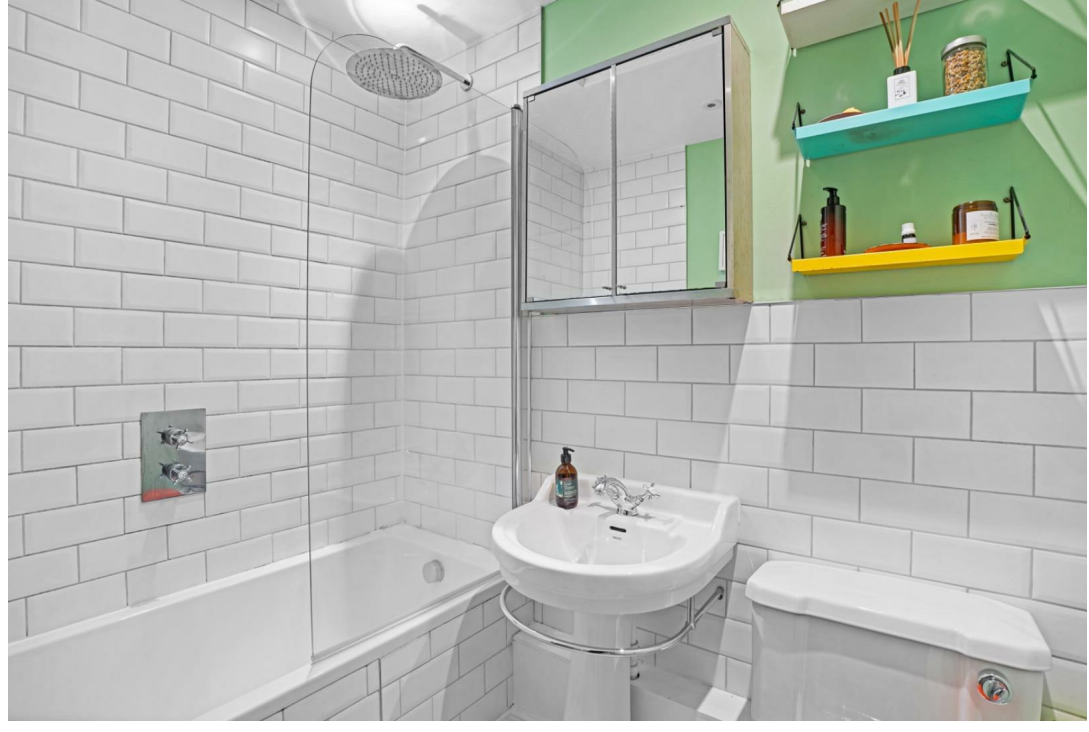


Kemerton Road, SE5 | £465,000

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# In General

- Chain Free
- Open plan reception/kitchen
- Split level accommodation
- Two double bedrooms
- Bathroom
- Popular location
- Close to transport links
- Moments from Ruskin Park

# In Detail

We are delighted to offer to the market a two double bedroom first floor flat situated on Kemerton Road SE5, a quiet residential road on the borders of Herne Hill & Camberwell.

The property is double glazed affording plenty of natural light and there are varnished floorboards throughout the reception & kitchen areas. The property further benefits from being sold Chain Free.

The accommodation comprises an open plan reception/kitchen with windows to side and rear, there are a range of wall & base units incorporating a butler sink, integrated dishwasher and space for fridge/freezer. There is ample space for a table & chairs. The reception area has a window to the side.

The principal bedroom is found to the rear of the property and is dual aspect, there is a good sized second double bedroom, bathroom, and a deep cupboard within the lower hallway houses the washing machine and storage space.

Kemerton Road is a popular location, both Loughborough Junction & Denmark Hill railway stations serve the area. The Cambria pub is moments away, and an entrance to the delights of Ruskin Park can be found just at the end of Northway Road, here there are sports pitches, saunas, outdoor gym and a children's playground & seasonal paddling pool.

Central Herne Hill offers a popular selection of shopping & restaurant amenities, railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park. A variety of bus routes traverse the local roads, and Brixton centre also offers a vast array of shopping amenities, railway station & tube.

\*Please note that the property will be sold with an extended lease.

EPC: D | Council Tax Band: C | Lease: 86 years remaining | SC: £2,038.66 pa | GR: £300 pa | BI: Inc. in SC




# Floorplan

**Kemerton Road, SE5**

Total\* = 54.1 sq. m / 582.8 sq. ft

First Floor = 54.1 sq. m / 582.8 sq. ft

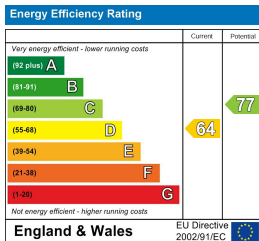
 = Reduced head room below 1.5m



**First Floor**



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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