



**37 A - C CAMBERWELL NEW RD  
OVAL, LONDON SE5 0RZ**

***Offers in excess of £600,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

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**[www.csj.eu.com](http://www.csj.eu.com)**

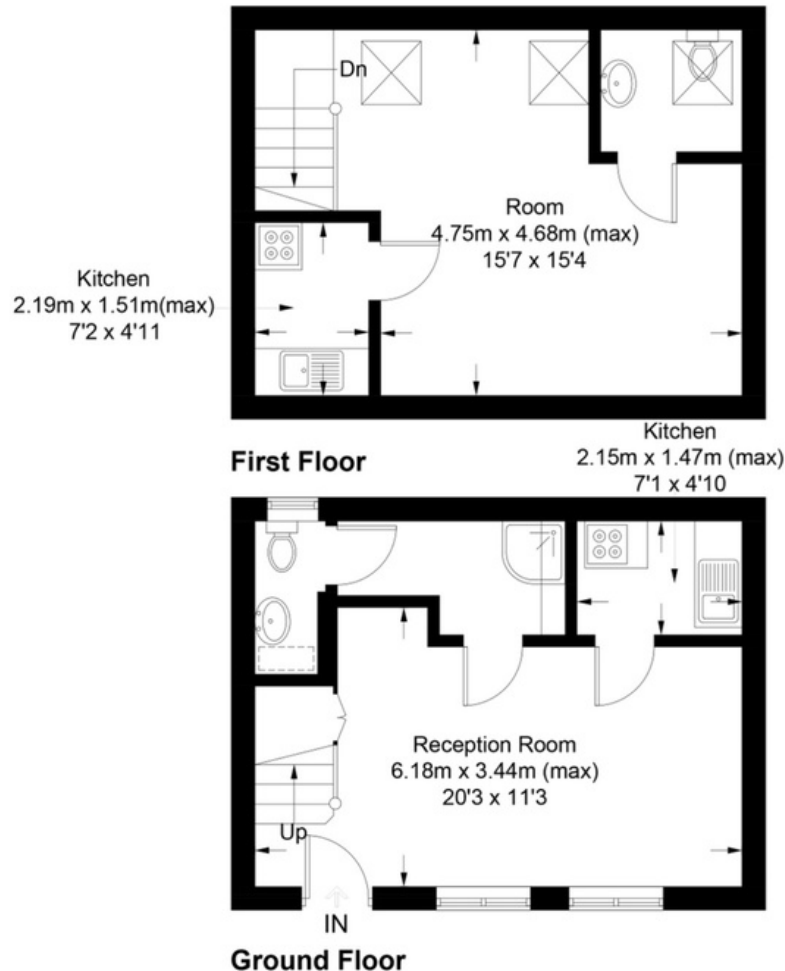
**[developments@csj.eu.com](mailto:developments@csj.eu.com)**

## 37A Camberwell, New Road, SE5

Approximate Gross Internal Area = 57.8 sq m / 622 sq ft



 = Reduced headroom below 1.5m / 5'0



## DESCRIPTION

Two storey brick built office building constructed in 2020 boasting 165 Sq m (1,776 Sq ft) of internal space

The property is configured as three separate units each with their own kitchen and bathroom on the ground floor and a further three offices with their own kitchen and bathroom on the first floor

It is felt that the property would suit owner occupiers, investors and also developer speculators

## LOCATION

The property is set within a Mews behind a mixed-use parade on Camberwell New Road just a 4-minute walk (0.2miles) from Oval Underground Station (Northern Line).

The open green spaces of Kennington Park and Burgess Park are nearby as is the famous Oval Cricket Ground

## TERMS

Offers are invited in excess of £600,000 for the Freehold with vacant possession

Please be advised that subject to planning offers are not being considered

## VAT

We understand from the sellers that VAT is not applicable

## LEGALS

Each party are responsible for their own legal expenses

## VIEWING


Whilst some of the land is accessible to the public it is still an active industrial site and interested parties should contact Christopher St James to pre book time slots



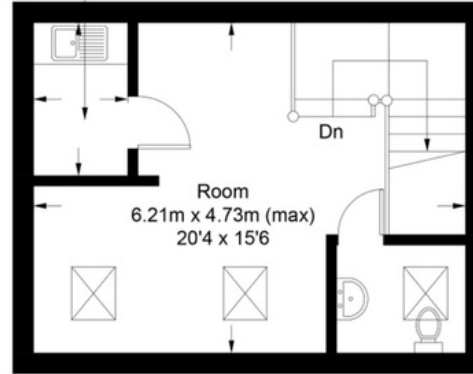


### 37B Camberwell New Road, SE5

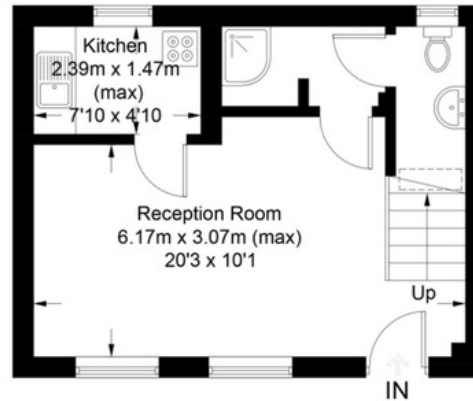
Approximate Gross Internal Area = 59 sq m / 635 sq ft

 = Reduced headroom below 1.5m / 5'0"

Kitchen  
2.18m x 1.36m (max)  
7'2" x 4'6"



First Floor



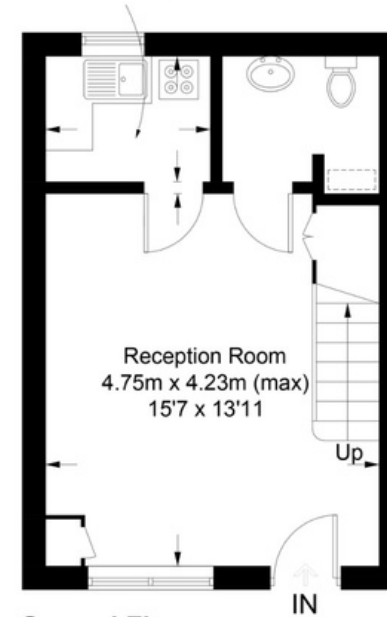
Ground Floor

### 37C Camberwell New Road, SE5

Approximate Gross Internal Area = 47.9 sq m / 515 sq ft

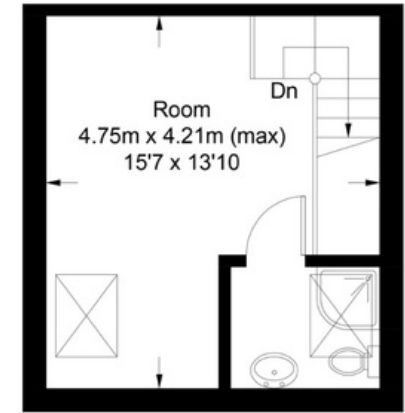


Kitchen  
2.08m x 1.57m (max)  
6'10" x 5'2"



Ground Floor

 = Reduced headroom below 1.5m / 5'0"



First Floor

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.