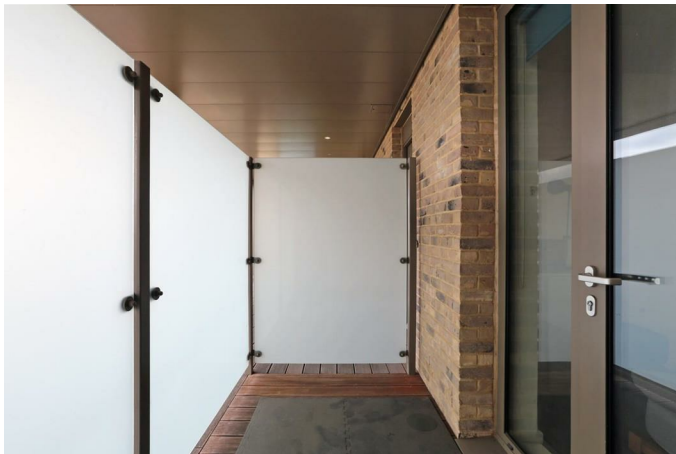




HUNTERS[®]
HERE TO GET *you* THERE

Camberwell Passage, London, SE5 | Asking Price £385,000
Call us today on 020 7708 2002



- One Bedroom Apartment
- Stylish Development
- Balcony and Terrace
- Modern Kitchen and Bathroom
- Concierge and Communal Gardens
- Lease Length: 991 Years Remaining
 - Service Charge: £3700 PA
- Ground Rent: £450 PA (Subject to Increase)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85 87

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

A modern and stylish one bedroom apartment, with a private balcony and terrace, located in a sought-after development with a concierge and a communal garden!

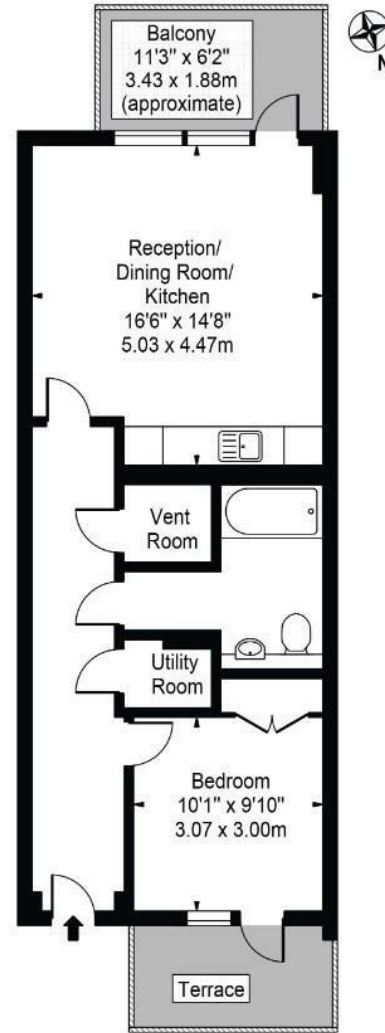
Located on the top floor of this popular development is this spacious one bedroom apartment. There is an open plan reception area, with space for relaxing and for a dining table and chairs. The space is ideal for entertaining guests with a modern and sleek kitchen area that has a mix of white gloss and wood effect wall and base units, complementary white work tops and integrated appliances. There are floor to ceiling windows, allowing plenty of natural light, and direct access to the private South facing balcony, where you can dine al fresco or enjoy a glass of wine overlooking the communal garden. The bedroom has plenty of space for a double bed, and additional furniture and has built in wardrobes. You can directly access the private terrace from here. The sleek minimalist bathroom has a three-piece suite, complete with an overhead shower, a sink, a WC and has mirrored storage on the wall.

Camberwell Passage is a luxury apartment block with carpeted corridors decorated with artwork, a concierge, secure video entry, lift and access to a large, shared garden.

Denmark Hill Station is 0.7 miles away for Zone 2 trains (fast to Victoria, Thameslink line to the City) and the Overground service to fashionable East London (Shoreditch, Dalston Junction, Highbury and Islington) and Clapham High Street and Junction. From Camberwell Green you can get a bus to every corner of London and you're just a couple of stops from Oval Underground Station (Northern). Just around the corner on Camberwell Church St. you will find a number of Time-Out recommended bars and restaurants.

Tenure: Leasehold
Council Tax band: D
Authority: London Borough of Southwark
Lease length: 991 years remaining (Started in 2017 with a lease of 999 years.)
Ground rent: £450
Review period: Doubling every 25 years (next review is 2042)
Service charge: £3700 per annum
Construction: Standard construction
Property type: Flat
Number of floors: 5
Entrance on floor: 5
Has lift: Yes
Over commercial premises: Yes
Parking: None
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Communal, underflooring heating
Building safety issues: None
Lease restrictions: No short term subletting
Public right of way through and/or across your house, buildings or land: No
Flood risk: No
History of flooding: No
Planning and development: No
Listing and conservation: No
Accessibility: lift access
Mining: No coal mining risk identified

Camberwell Passage, SE5
Approx. Gross Internal Area 591 Sq Ft - 54.91 Sq M



Fifth Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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