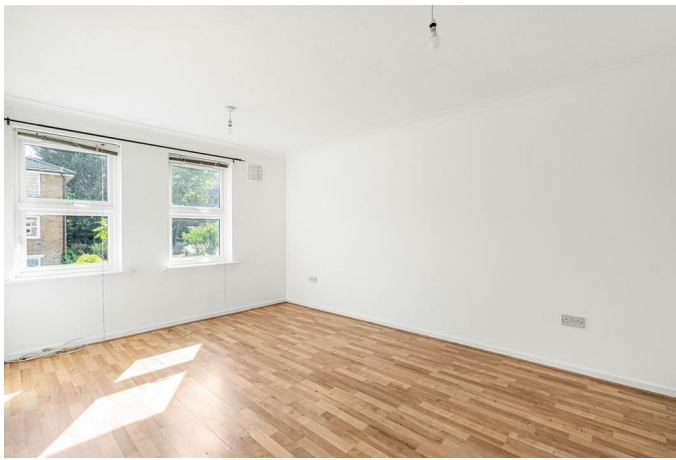




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Valmar Road, London, SE5 | Offers In Excess Of £275,000
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- One Bedroom Flat
- Purpose Built
- Modern Kitchen and Bathroom
- Parking
- Lease Currently being Extended to 174 Years
- Ground Rent: Peppercorn (Upon Completion of Lease Extension)
- Service Charge: £2079.00 PA

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	

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 one bedroom purpose built flat with parking set in a sought after location!

Chain Free - lease currently being extended to 174 years with peppercorn ground rent.

Internally you are presented with a bright and generously sized reception room with space for relaxing and for dining, the room is finished with neutral décor and wood effect flooring. Off the reception is the modern fitted kitchen, with cream wall and base units, granite effect work tops, a tiled splash back and a built-in oven and hob. The bedroom is of a good size, with plenty of space for a double bed and additional furniture and benefits from built in storage, the room is also finished with wood effect flooring and neutral décor. There is a modern bathroom, with a three-piece suite complete with a shower over the bath, a sink and WC and a mirrored wall cupboard. The walls are fully tiled and compliment the floor tiling.

The property is a 0.6 mile from Denmark Hill and 0.7 miles from Loughborough Junction Station for fast trains to Victoria, the City Thameslink line and the Overground between Clapham Junction and Highbury and Islington (via Canada Water and Shoreditch). Valmar Road is just off Coldharbour Lane in arty Camberwell, a flourishing area with plenty of restaurants, café bars, a leisure centre, swimming pool and Saturday farmers' market on Camberwell Green. On the weekends, take a walk through Ruskin Park with its tennis courts, café, lake and wild nature planting, or leafy Myatt's Field park with its state of the art play areas and boutique community café. Buses from Camberwell whisk you up to Oval (Northern line), Elephant & Castle (Bakerloo), right across the city and to all the major train stations.

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 84 years remaining (Started in 1984 with a lease of 125 years.) will be extended to 174 years prior to completion

Ground rent: Peppercorn (Upon Completion of Lease Extension)

Service charge: £2079 a year

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 3

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Parking: Allocated

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Mains gas-powered central heating is installed. Double glazing is installed.

Building safety issues: No

Rights and easements:

Here is a summary but a property lawyer can advise further:- The property benefits from any legal easements granted by the lease, such as rights of access or utilities, and is subject to any rights reserved by the lease.

Public right of way through and/or across your house, buildings or land: No

Flood risk: No

History of flooding: No history of flooding has been reported.

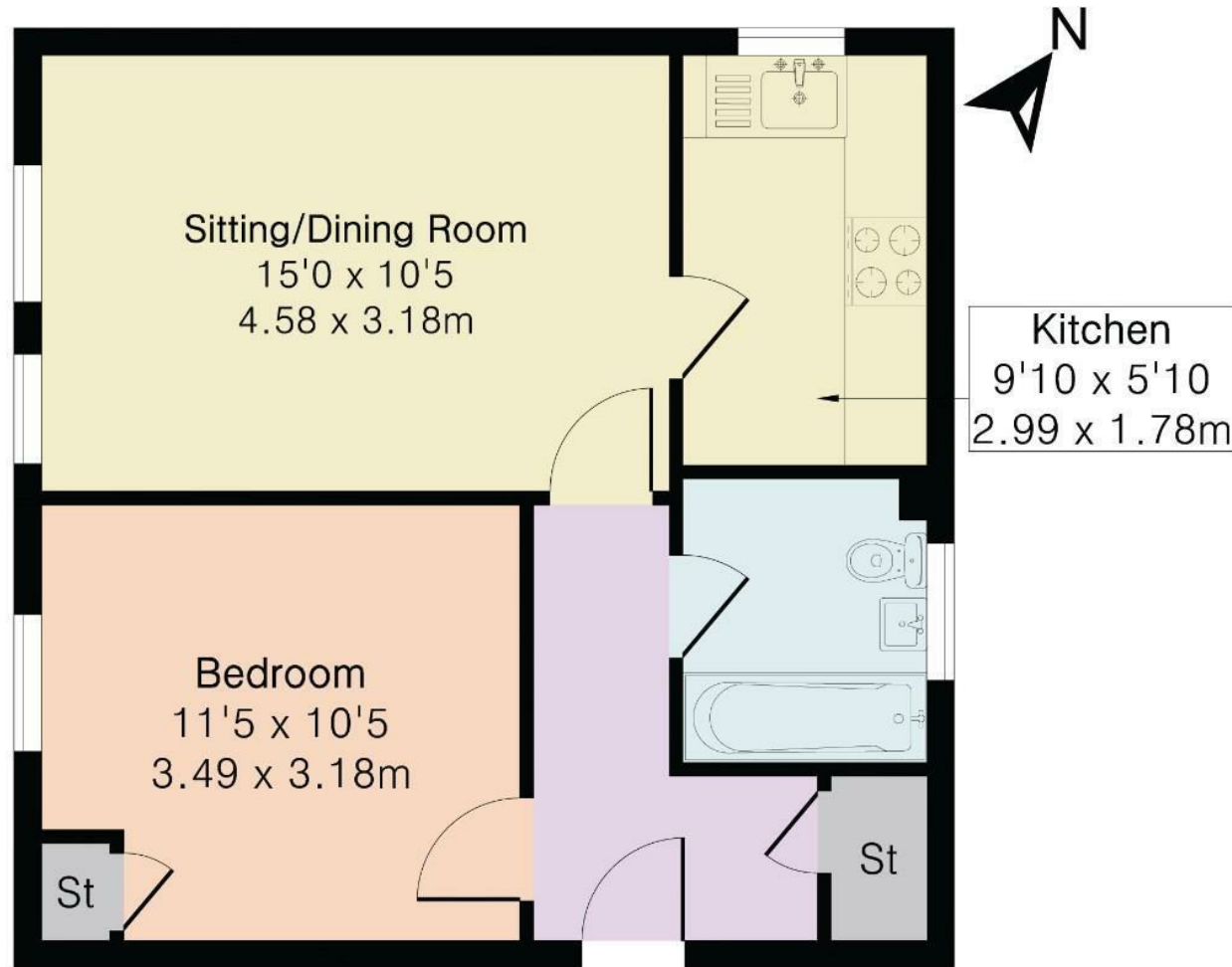
Planning and development: No

Listing and conservation: No

Accessibility: None

Mining: No coal mining risk identified

Approximate Gross Internal Area 449 sq ft - 42 sq m



First Floor

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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