

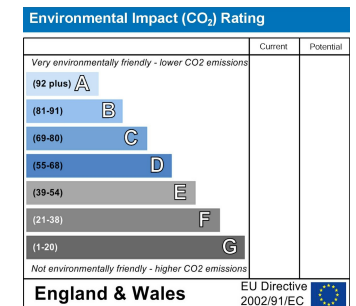
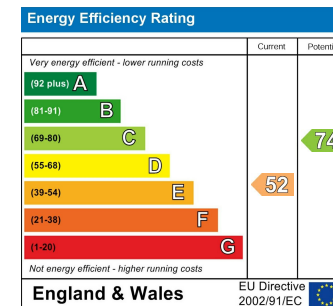


HUNTERS[®]
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Havil Street, London, SE5 | Guide Price £275,000
Call us today on 020 7708 2002



- Two Bedrooms
- Purpose Built
- Allocated Parking Space
- Lease Length: Being Extended to 152 Years
- Service Charge: £2,580 PA
- Ground Rent: Not Payable



A two-bedroom purpose built apartment with an allocated parking space, in a sought after development close to the wonderful Brunswick and Burgess parks!

Internally you are presented with generously sized reception room, with space for relaxing and a for a dining table and chairs. The kitchen has a good range of wood effect wall and base units, a built-in oven and hob and is finished with a metro tiled splash back and large floor tiles. There are two bedrooms, the master bedroom with plenty of space for a double and additional furniture and second bedroom is perfect for a guest bedroom, home office or nursery. The bathroom has a double shower cubicle, a WC and a sink and is finished with neutral wall and floor tiling.

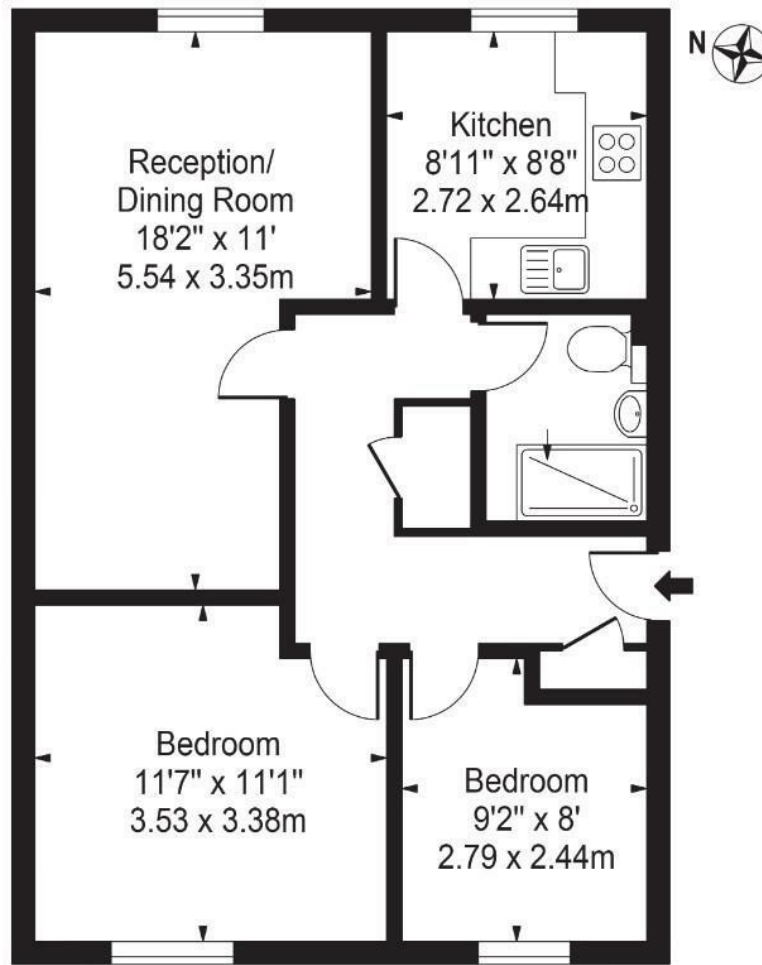
The wonderful Brunswick Park is 0.2 miles away and offers free tennis courts and a children's play area, making it a valuable community asset. Camberwell Green has become a real focal point to the area with its weekend farmers market and established art scene helping build on this already tight knit and friendly community. Camberwell Church Street is a 0.4 mile walk from which you can hop on several buses that will whisk you to Oval (Northern), Vauxhall (Victoria) or Elephant & Castle (Northern, Bakerloo) Underground stations. Denmark Hill Station is a pleasant 0.8 mile walk away and offers fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington. Camberwell Church Street has seen a boom in the number of fantastic independent restaurants and there is a 24/7 Gym located on Southampton Way.

Tenure: Leasehold
Council Tax band: C
Authority: London Borough of Southwark
Lease length: Being extended to 152 years prior to completion
Ground rent: Not payable
Service charge: £2,580.00 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 2
Entrance on floor: Ground
Has lift: No
Over commercial premises: No
Parking: Allocated parking space
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Individual room heaters
Building safety issues: None
Lease restrictions:
Public right of way through and/or across your house, buildings or land: No
Flood risk: No
History of flooding: No
Planning and development: None
Listing and conservation: None
Accessibility: None
Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Havil Street, SE5 7RS

Approx. Gross Internal Area 595 Sq Ft - 55.28 Sq M



Second 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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

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