

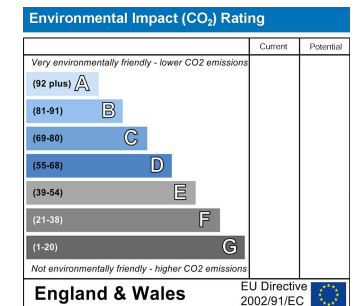
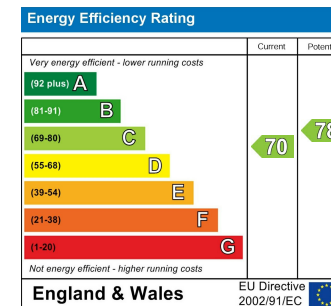


**HUNTERS®**  
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Milkwell Yard, London, SE5 | £300,000  
Call us today on 020 7708 2002



- Modern One Bedroom Flat
- Spacious Open Plan Reception
- Located in the Heart of Camberwell
- Lease Length: 168 Years Remaining
- Communal Costs: Approx £365 PA\*
- Ground Rent: £250 PA (Not subject to increase)



A good sized modern one-bedroom apartment located in the heart of Camberwell!

Internally you are presented with a spacious open plan reception room, with plenty of space for relaxing and for a dining table and chairs. The modern kitchen area has white handleless wall and base units, a neutral tiled splash back and complementary worktops, a built-in oven and hob with space and plumbing for white goods. The bedroom is of a good size, with plenty of space for a double bed and additional furniture and benefits from a Juliet balcony. There is a smart bathroom with a three-piece suite complete with a shower over the bath, a WC and a sink and it has been finished with localised white metro tiling and contrasting floor tiling. The property has wooden flooring and neutral décor throughout.

The property is a 0.4 mile walk from Denmark Hill and 0.6 miles from Loughborough Junction Station for fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington (via Canada Water and Shoreditch). Located in the heart of 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 (0.4 miles away) with its tennis courts, café, lake and wild nature planting, or leafy Myatt's Field Park (0.6 miles) 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.

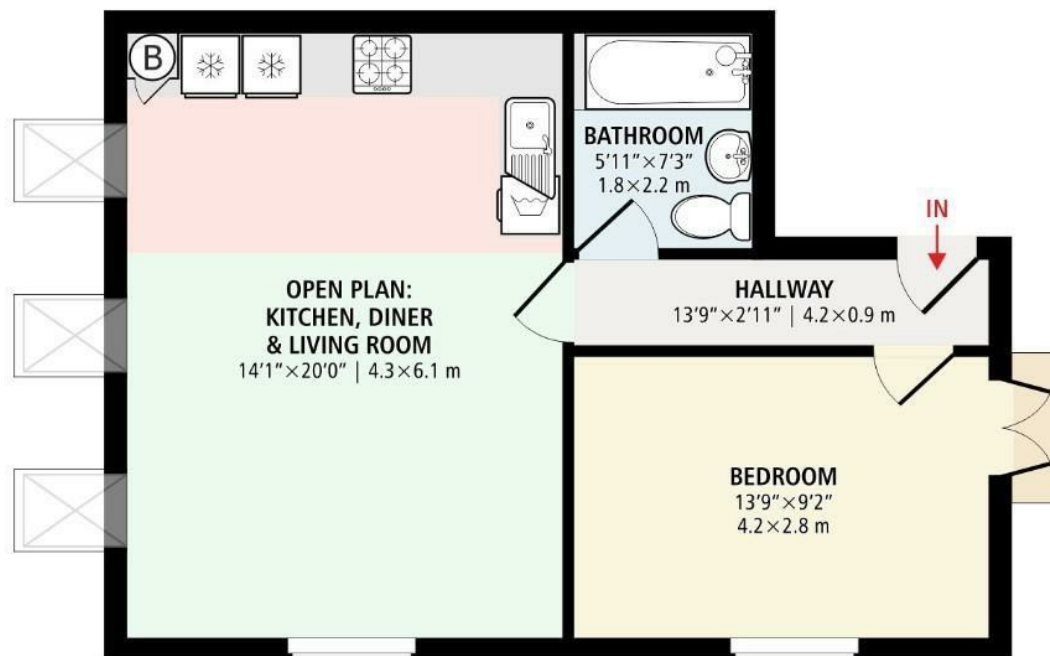
Tenure: Leasehold  
Council Tax band: B  
Authority: London Borough of Southwark  
Lease length: 168 years remaining (Started in 2017 with a lease of 176 years.)  
Ground rent: £250 per annum  
Review period: Not subject to increase  
Communal costs: Approx £365 per annum (building insurance, cleaning, lighting)\*  
\*The building has recently formed an RTM, additional costs may be incurred  
Construction: Standard construction  
Property type: Flat  
Number of floors in building: 4  
Entrance on floor: Raised ground floor  
Has lift: No  
Over commercial premises: No  
Parking: On street, permit required  
Electricity: Mains electricity  
Water and drainage: Connected to mains water supply  
Mains surface water drainage: Yes  
Sewerage: Connected to mains sewerage  
Heating: Gas central heating  
Building safety issues: None  
Lease restrictions:  
The Lease prohibits or restricts alienation.  
The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.  
Public right of way through and/or across your house, buildings or land: No  
Flood risk: Low  
History of flooding: No  
Planning and development: None  
Listing and conservation: Camberwell Green conservation area  
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.



# 1 BEDROOM FLAT

Total gross internal area:  
501.5 sq. ft. | 46.59 sq. m. (approximate)



## RAISED GROUND FLOOR

*Disclaimer: This floor plan is for illustrative purposes only. Whilst every attempt has been made in accordance with RISC Property Measurement Standards to ensure the accuracy of the plan contained here, measurements of doors, windows, fixtures and any other items are approximate. All measurements for the individual area lengths and widths are maximum, metered at the widest points. Due to rounding, numbers may not add up precisely. Plots and gardens are illustrative only and excluded from all area calculations. The services, systems and appliances shown have not been tested and no guarantee to their working order can be given.*

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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