

HUNTERS®

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St. Giles Road, London, SE5 | Guide Price £325,000 to £350,000

Call us today on 020 7708 2002







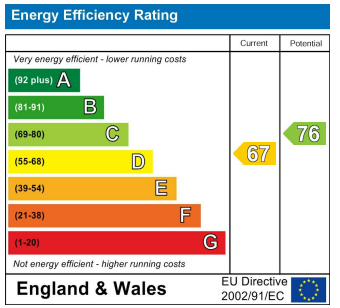


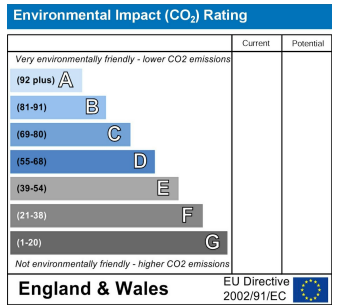






- One Bedroom
- Period Conversion
- Garden
- Lease Length: 149 Years Remaining
- Service Charge: £960.91 PA approx.
- Ground Rent: Not Payable





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A one-bedroom period conversion flat for sale in Camberwell, featuring a private patio garden opposite Brunswick Park, close to independent cafés, restaurants, local amenities and excellent transport links

Internally you are presented with a bright reception room, with space for relaxing and for a small dining table and chairs, leading out to the garden area. The garden has a private patio space, perfect to enjoy a coffee in the morning or dine al fresco, and a section of shared garden at the rear. The kitchen area has a range of wood effect wall and base units, a granite effect work top, a built-in oven and hob and a tiled splash back. The bedroom has a bay window, filling the room with natural light, and has plenty of space for a bed and for additional furniture. The bathroom has a three piece suite, complete with a shower over the bath, a WC and a sink and is finished with localised white tiling.

Located opposite the wonderful Brunswick Park offering 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. Camberwell Church Street is a 0.4 mile walk away, from which you can hop on a number of buses that will whisk you to Oval, Vauxhall (Victoria) or Elephant & Castle (Northern, Bakerloo) Underground stations in no time. Denmark Hill Station is a 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, cafes and bars meaning you will be spoilt for choice on your doorstep. Peckham is just down the road and is one of South London's most exciting destinations, with great music, art and food. Brixton is not far in the opposite direction and has become famous in recent years for its fabulous food market and nightlife.

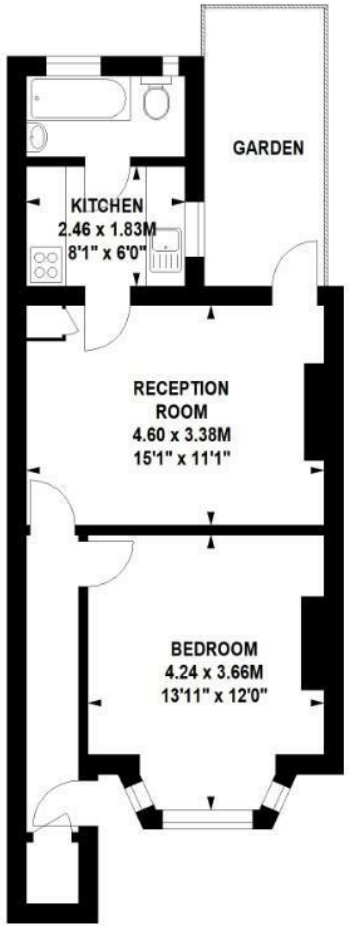
Tenure: Leasehold
Council Tax band: B
Authority: London Borough of Southwark
Lease length: 149 years remaining (Started in 1986 with a lease of 125 years.)
Ground rent: Not payable
Service charge: £960.91 per annum approx.
Construction: Standard construction
Property type: Flat
Number of floors in building: 3
Entrance on floor: LG
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: Central heating
Building safety issues: None
Lease restrictions: Pet restrictions
Public right of way through and/or across your house, buildings or land: No
Flood risk: Yes- surface water
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.

St. Giles Road, SE5

Approximate gross internal area

43.57 sq m / 469 sq ft



Lower Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.

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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