

HUNTERS®
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**Lomond Grove, London, SE5 | £525,000**
**Call us today on 020 7708 2002**

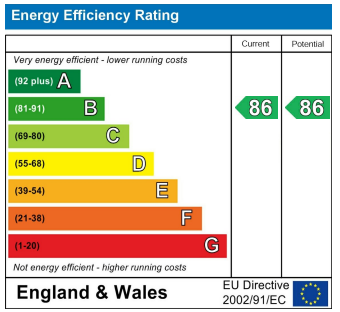


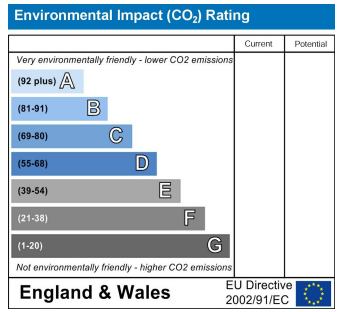






- Three Bedroom Apartment
- Private Balcony
- Family Bathroom & Ensuite
- Lease Length: 240 Years Remaining
- Service Charge: £2,800 PA
- Ground Rent: £450 PA (Subject to Increase)




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A modern three-bedroom apartment for sale in Camberwell, featuring a private balcony, ensuite shower room, communal gardens and secure bike storage, close to Burgess Park, Denmark Hill station and excellent transport links.

Internally you are presented with a generously sized ‘L’ shaped reception room, creating a natural space for relaxing and for dining. The kitchen has a good range of sleek wall and base units with complementary work tops and built in appliances. The floor to ceiling windows offer plenty of natural light, and the reception leads out onto the private balcony, the perfect spot to dine al fresco in the warmer months or grow your favourite herbs. There are three good sized bedrooms, the master bedroom benefitting from built in storage and an ensuite shower room. The family bathroom and ensuite shower room are finished in a modern style with large format tiling.

Residents of the development enjoy access to secure bike storage, attractive communal gardens and a children’s play area.

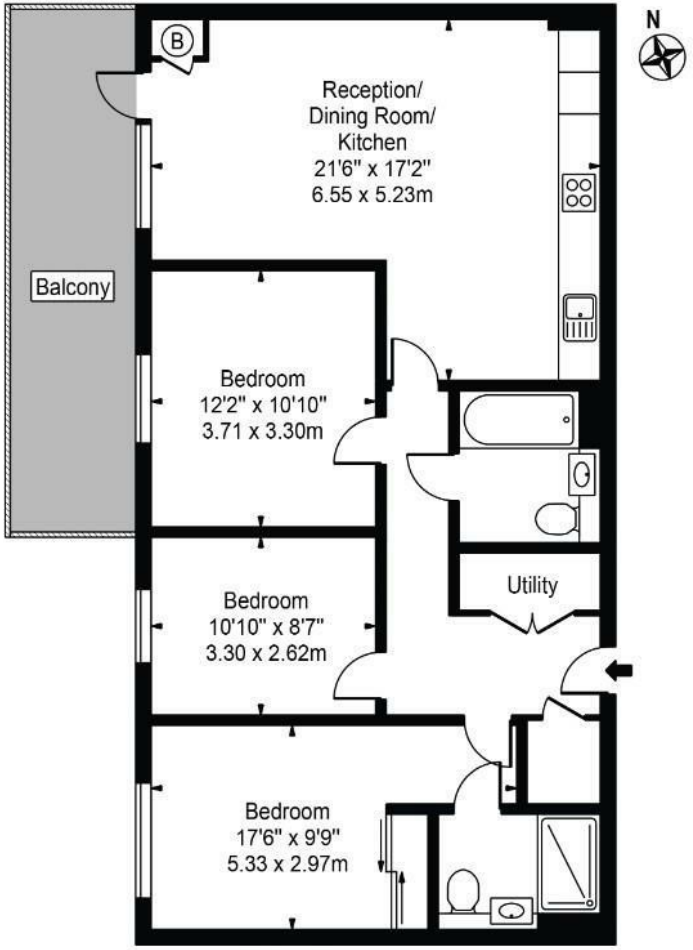
Burgess Park is 0.1 miles away, offering landscaped walking routes, a lake, tennis courts and designated cycle paths, perfect for unwinding after work or weekend exercise. Camberwell’s vibrant social scene is close at hand, with Camberwell Church Street 0.3 miles away, home to an eclectic mix of cafés, independent restaurants, pubs and several supermarkets. Elephant & Castle station (1.3 miles away) is a popular choice for City commuters and easily accessible, while Oval station (1.1 miles away) provides fast connections into the West End and beyond. Denmark Hill station is 0.8 miles away, offering direct services to Victoria, Blackfriars and Dalston Junction. Numerous bus routes along Camberwell Road (0.2 miles away) provide additional direct links to Oxford Circus, South Kensington and Battersea.

Tenure: Leasehold
Council Tax band: D
Authority: London Borough of Southwark
Lease length: 240 years remaining (Started in 2016 with a lease of 250 years.)
Ground rent: £450 per annum
Review period: Every 10 years in line with RPI
Service charge: £2,800 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 4
Entrance on floor: 3
Has lift: Yes
Over commercial premises: No
Parking: None
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: The Lease prohibits or restricts alienation.
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: Level access, wide doorways, lift access
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.

# Warren Court,
# Lomond Grove, SE5 7LE

Approx. Gross Internal Area 932 Sq Ft - 86.59 Sq M




Third 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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