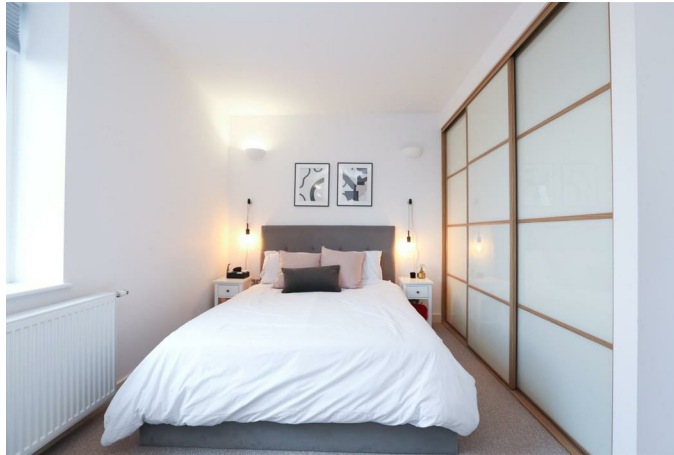




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Camberwell New Road. London, SE5 | Guide Price £500,000 to £525,000  
Call us today on 020 7708 2002



- Two Bedroom Apartment
  - Balcony
  - Modern Kitchen and Bathroom
- Lease Length: 239 Years Remaining
- Service Charge: £2,472.36 PA
- Ground Rent: £350 PA (Subject to Increase)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Guide Price £500,000 to £525,000!

A modern and well-presented two-bedroom top floor apartment with a balcony located in the heart of Camberwell! Chain free!

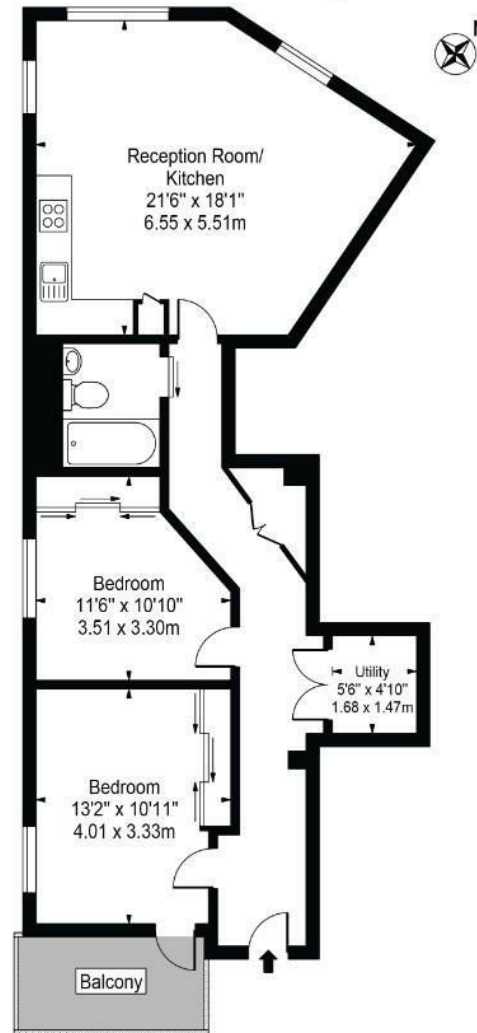
Internally you are presented with a generously sized open plan reception room with ample space for relaxing and for a good-sized dining table and chairs. The smart and contemporary kitchen area has handleless sage green wall and base units, complementary white work tops and integrated appliances. The room has been finished with neutral décor and engineered oak timber flooring. The balcony is located off the master bedroom, a great spot to enjoy a glass of wine in the evening during the summer months. There are two good sized bedrooms with space for a double bed and additional furniture, both benefit from built in storage and have been finished with neutral décor and carpeting. The sleek bathroom has a three-piece suite complete with an overhead rain shower, large stylish wall and floor tiling and a heated towel rail. The property further benefits from hallway storage and a video entry system.

Denmark Hill Station is 0.7 miles away for Zone 2 trains (fast to Victoria, Thameslink line to the City) and the Overground service to fashionable East London (Shoreditch, Dalston Junction, Highbury and Islington) and Clapham High Street and Junction. From Camberwell Green you can get a bus to every corner of London and you're just a couple of stops from Oval Underground Station (Northern). Just around the corner on Camberwell Church St. you will find a number of Time-Out recommended bars and restaurants. There is a 24/7 gym conveniently located at shop level.

Tenure: Leasehold  
Council Tax band: D  
Authority: London Borough of Southwark  
Lease length: 239 years remaining (Started in 2015 with a lease of 250 years.)  
Ground rent: £350 per annum  
Review period: Doubling every 25 years  
Service charge: £2,472.36 per annum  
Construction: Standard construction  
Property type: Flat  
Number of floors in building: 5  
Entrance on floor: 5  
Has lift: Yes  
Over commercial premises: Yes  
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, air pump  
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: No  
History of flooding: No  
Planning and development: None  
Listing and conservation: None  
Accessibility: Lift  
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.

Triangle Court, SE5 0AT  
Approx. Gross Internal Area 816 Sq Ft - 75.81 Sq M



Fifth Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://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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