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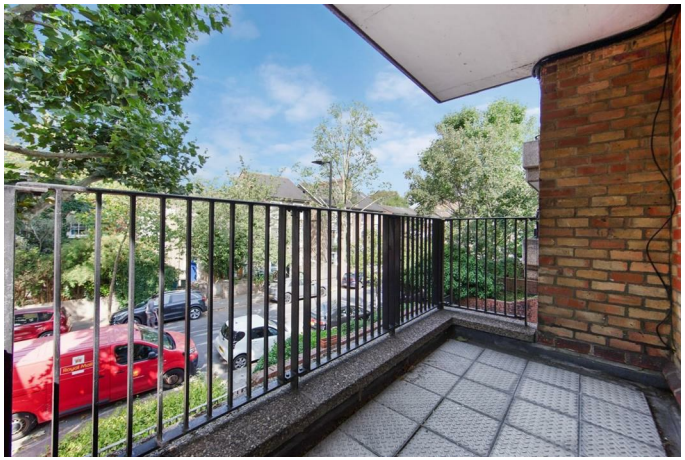
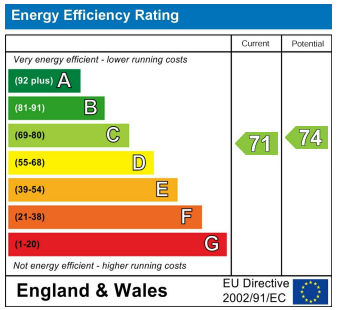
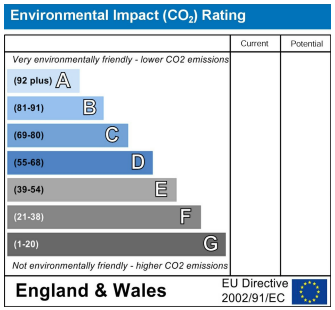
Bath Close, London, SE15 2JP | Offers In Excess Of £250,000
Call us today on 020 7708 2002



- One Bedroom Flat
- Private Balcony
- Close to Queens Road Peckham Station
- 90 Year Lease Remaining
- Ground Rent £10 per Annum





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A one-bedroom flat with a private balcony near to Queens Road Peckham station Chain Free

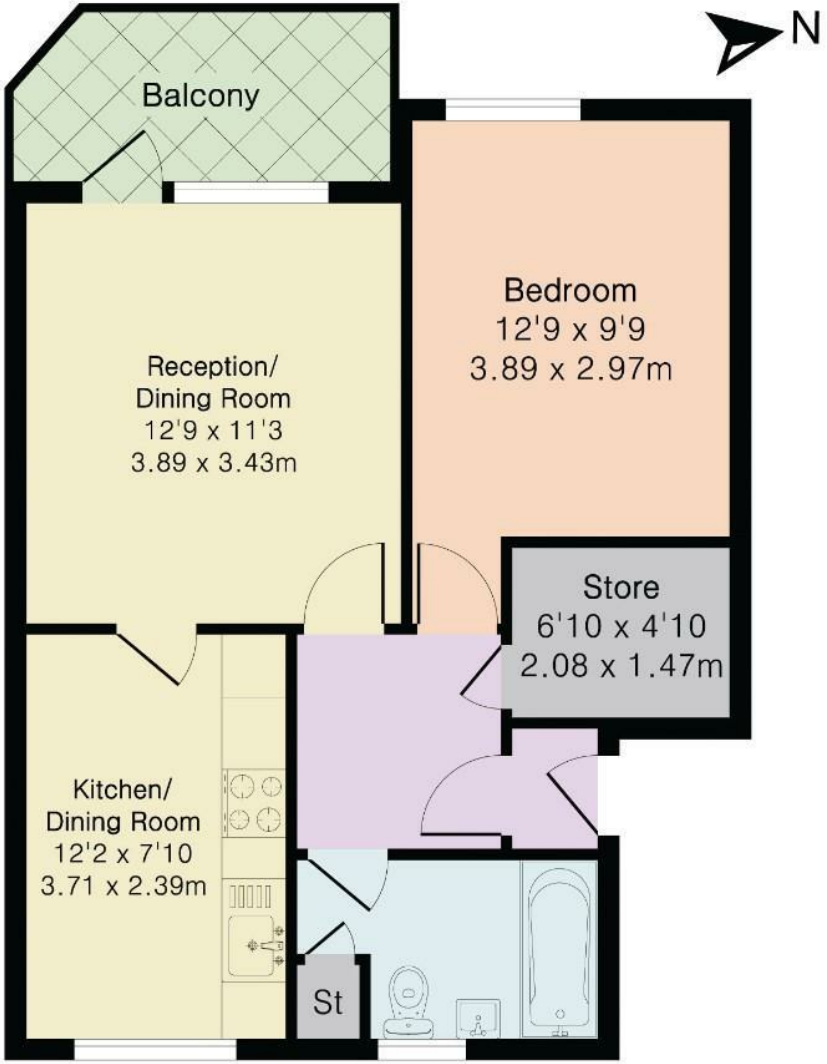
Internally you are presented with a good-sized reception room, with space for relaxing and a small dining table, there is direct access onto a private balcony, perfect for your morning coffee or a glass of wine in the evening. Off the reception room is a separate kitchen area with white wall and base units, contrasting work tops and an integrated oven and hob. There is a bedroom with space for a double bed and additional furniture, with the same neutral carpets and décor found throughout the living room and hallway. The white tiled bathroom has a three-piece suite complete with a shower over the bath. The property further benefits from a good-sized storage room in the hallway.

Bath Close is located 0.2 miles from Queens Road Peckham offering the Windrush Line of the London Overground and Southern Rail services to London Bridge and Clapham Junction. There are also many bus routes from Queens Road towards Elephant & Castle (Northern & Bakerloo Line), Battersea and Peckham. Also located on Queens Road you'll find the popular Blackbird Bakery and a Tesco express.

Tenure: Leasehold
Lease Length: 90 years remaining (Started in 1990 with a lease of 125 years)
Council Tax band: B
Authority: London Borough of Southwark
Ground rent: £10 (Not subject to increase)
Service charge: £2642.83 per annum (Vendor will pay the first year service charge and heating costs - subject to offer)
Heating and hot water: £1618.31 per annum
Construction: Standard
Property type: End-terrace, Flat
Entrance on floor: 1
Parking: Underground parking on estate, permit required via local council
Electricity: Connected to mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating and hot water : Communal heating
Building safety issues: None
Restrictions: None
Rights and easements: None
Public right of way through and/or across your house, buildings or land: No
Flood risk: Yes
Historical flooding: None
Coastal erosion risk: NA
Planning and development: None
Listing and conservation: No
Accessibility: 1st Floor flat accessible by staircase

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.

Approximate Gross Internal Area 534 sq ft - 50 sq m



First Floor

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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