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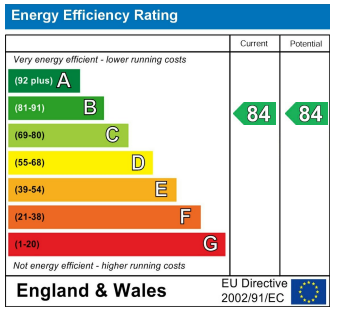
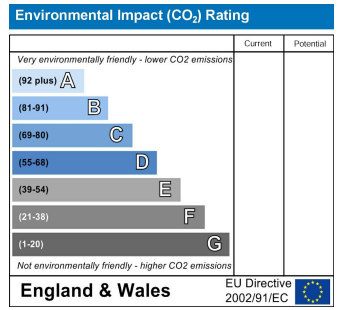
- One Bedroom Apartment
- Balcony
- Modern Development
- Near to Burgess Park
- Lease Length: 240 Years Remaining
- Service Charge: £1,100 PA
- Ground Rent: £350 PA





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A stylish and well presented one bedroom apartment with a private balcony, set within a modern development near to Burgess Park and the buzz of Camberwell. No onward chain!

Sellers comments - "We've genuinely loved living here. It's been the perfect balance of being able to get into the City or Central London quickly, while still enjoying everything Camberwell has to offer on the doorstep. The neighbours are friendly, there's a real sense of community, and despite being so well connected, it's surprisingly quiet and peaceful. With great cafés, restaurants and lovely green spaces nearby, it's a place that's been very easy to call home."

The apartment offers a bright and spacious open-plan living area, arranged to create a natural flow between the lounge, dining and kitchen spaces, making it ideal for both everyday living and entertaining. A large door opens directly onto the balcony, providing a lovely extension of the living space and the perfect place to start your day with a morning coffee or relax with a glass of wine on warmer evenings. The contemporary kitchen is finished with sleek white high-gloss units, contrasting worktops and integrated appliances, offering a clean and modern aesthetic.

The bedroom is generously proportioned with ample space for storage and additional furnishings also benefitting from a built-in wardrobe. The bathroom features a modern three-piece suite with a shower over the bath, complemented by stylish large format wall and floor tiling. Residents of the development enjoy access to secure bike storage, attractive communal gardens and a children's play area.

The apartment is ideally positioned for those who value both green space and fast access to central London. 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: C
Authority: London Borough of Southwark
Lease length: 240 years remaining (Started in 2016 with a lease of 250 years.)
Ground rent: £350 per annum
Review period: Every 10 years
Service charge: £1,100 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 4
Entrance on floor: 1
Has lift: Yes
Over commercial premises: No
Parking: Permit parking available for an electronic car while charging
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.
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: Yes - surface water
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.

Warren Court,
Lomond Grove, SE5 7LE

Approx. Gross Internal Area 552 Sq Ft - 51.28 Sq M



First 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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