



HUNTERS[®]
HERE TO GET *you* THERE

Comber Grove, London, SE5 | Guide Price £280,000 to £300,000
Call us today on 020 7708 2002



- One Bedroom Flat
- Spacious Reception Room
- Modern Kitchen and Bathroom
 - Ground Rent: £10 PA
 - Unofficial Outside Space

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 73 | 80 |
| | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | | |
| | EU Directive 2002/91/EC | | |

Guide price £280,000 to £300,000!

A well-presented one bedroom 646 sq ft flat in a 1940s ex council property with unofficial outside space! Must be seen! Seller will pay the first years service charge (subject to offer)!

Internally you are presented with a spacious reception room, with plenty of space to relax or to entertain guests, the room has wood effect flooring and neutral décor. The modern kitchen is also of a good size and has a range white wall and base units with silver hardware including a wine shelf, marble effect work tops with complimentary wall and floor tiling and built in appliances. A bedroom with plenty of space for a double bed and additional furniture. There is a bright and smart bathroom with white wall and floor tiling and a three-piece suite complete with a shower over the bath, a WC, and a sink with storage underneath. The property further benefits from storage in the hallway and access to an unofficial area of outside space.

You can easily access Camberwell Road where you'll also find many bus routes into Elephant & Castle, Oxford Circus, and Shoreditch. Oval station is 0.8 miles away offering the Northern Line. Denmark Hill station is located 1 mile away where you can get a train into London Victoria, Blackfriars or Dalston Junction. We are spoilt for choice in Camberwell for green spaces with several large parks including Burgess Park, 0.2 miles away, which has designated cycle routes, a gorgeous lake, tennis courts and barbeque facilities. Camberwell itself is making a name for itself on London's foodie map with lots of new independent restaurants, cafes and bars opening. The vibrant local art scene includes the South London Gallery and events such as Camberwell Arts Festival, which runs every summer.

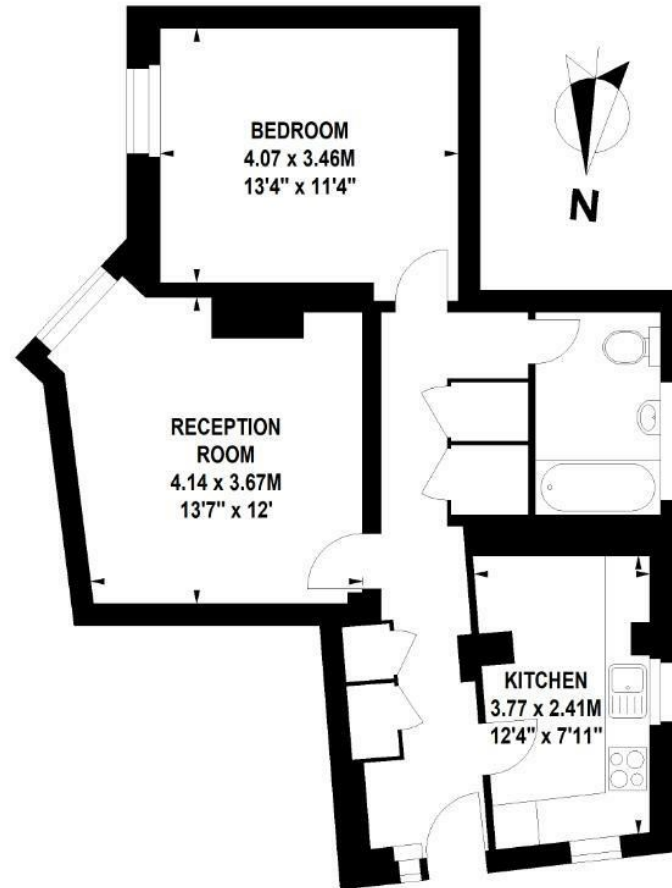
Sellers comments – The flat is larger than an average one bedroom flat, and the only reason we are leaving is the need to upsize. We love living in this location, I can get a bus easily to anywhere in London. We are located in the corner of the building so it feels very private, and the outside space is great for a sunny day and I can sit outside and enjoy a drink.

Tenure: Leasehold
Council Tax band: B
Authority: London Borough of Southwark
Lease length: 115 years remaining (Started in 2015 with a lease of 125 years.)
Ground rent: £10 a year (Not subject to increase)
Service charge: £2,922.60 per annum - Seller will pay the first years service charge (subject to offer)
Construction: Standard construction
Property type: Other build form, Flat
Number of floors: 4
Entrance on floor: 1
Has lift: No
Over commercial premises: No
Parking: Communal
Controlled parking zone: Yes
Electricity: Connected to mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Communal heating system
Heating features: Double glazing
Building safety issues: No
Public right of way through and/or across your house, buildings or land: No
Flood risk: Yes
History of flooding: No history of flooding has been reported.
Planning and development: No
Listing and conservation: No
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.

Cameron House, Comber Grove, SE5

Approximate Gross Internal Area 60 sq m / 646 sq ft



First Floor

Floor Plan produced for Hunters - Camberwell by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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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