HUNTERS®

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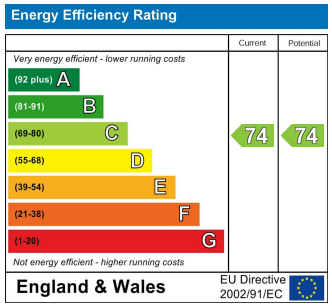
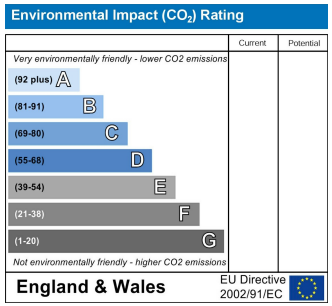
Champion Hill Estate, London, SE5 | Guide Price £300,000 to £340,000
Call us today on 020 7708 2002

- One Bedroom
- Ground Floor Flat
- Private Garden
- Modern Kitchen & Bathroom
- Lease Length: 85 Years Remaining
- Service Charge: £2,036.56 PA
- Ground Rent: £10 PA





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Guide Price £300,000 to £325,000

A well-presented one bedroom ground floor flat with a private garden located in the popular Champion Hill estate!

Internally you are presented with a bright reception room, with plenty of natural light and benefitting from cupboards and shelving built into the alcoves. From the reception room you can access the well-proportioned garden with a patio area and some planted boarders, which with a keen green thumb could become an outdoor oasis. The kitchen has a good range of white high gloss handleless wall and base units keeping the space sleek, granite effect work tops, a red metro tiled splash back and a built-in oven and hob. The bedroom is of a good size with plenty of space for a double bed and additional furniture and looks out on the private garden. The shower room has a double shower and a sink with storage underneath and has been finished with modern neutral tiling. There is a separate WC and sink for added convenience.

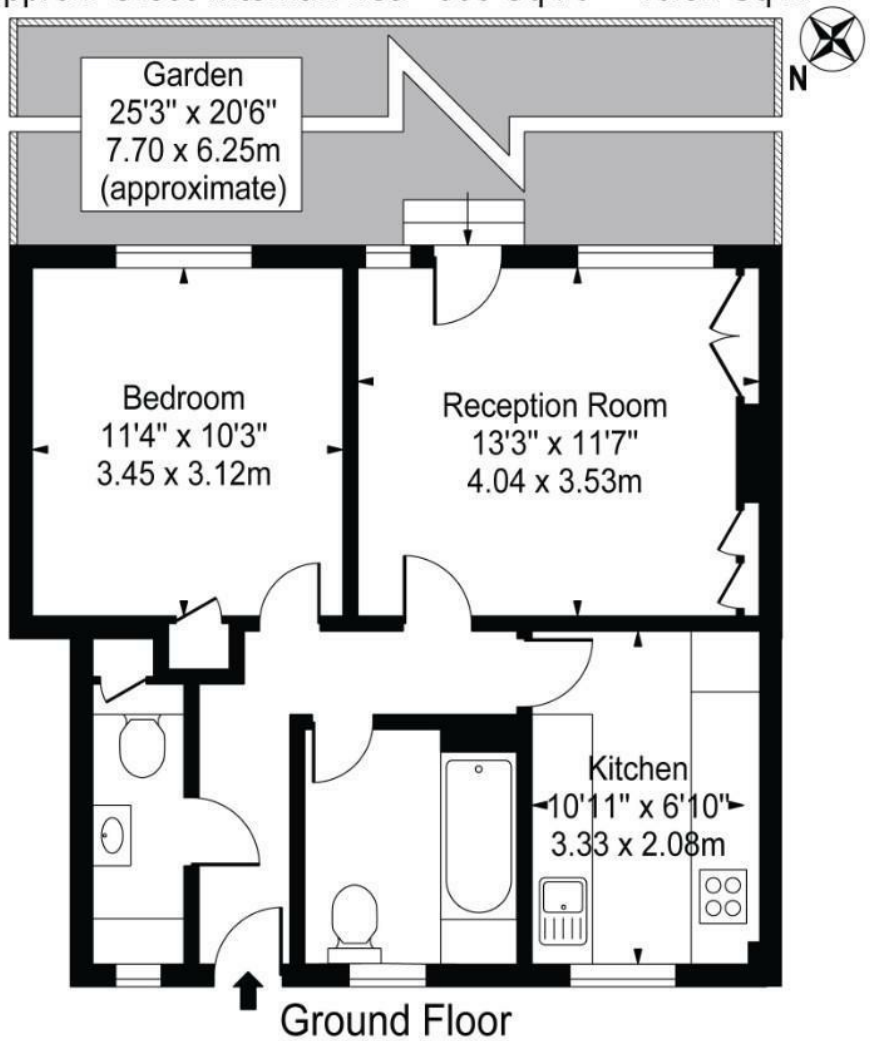
The property is situated in a quiet, leafy, residential area. Denmark Hill train station is 0.5 miles away and will get you to Victoria or you can also hop on to Thameslink services from here and East Dulwich train station is 0.4 miles away providing connections to London Bridge. On the weekends, enjoy the greenery, café, play areas and community gardens of Ruskin Park (0.3 miles) and the bars, restaurants, leisure centre (with pool) and Saturday farmers' market in arty Camberwell.

Tenure: Leasehold
Council Tax band: A
Authority: London Borough of Southwark
Lease length: 85 years remaining (Started in 1986 with a lease of 125 years.)
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £2,036.56 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 5
Entrance on floor: Ground
Has lift: No
Over commercial premises: No
Parking: On estate, permit requried
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: No
Lease restrictions: Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or 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: 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.

Appleshaw House, SE5 8DW

Approx. Gross Internal Area 505 Sq Ft - 46.92 Sq M



Ground 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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