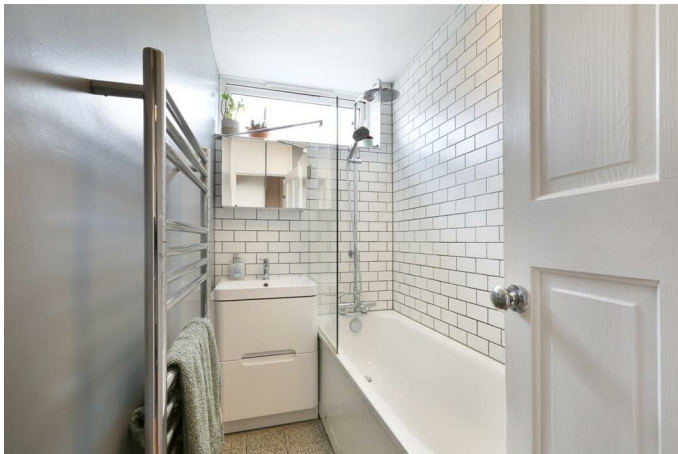




HUNTERS[®]
HERE TO GET *you* THERE

Elmington Road, London, SE5 | Guide Price £425,000
Call us today on 020 7708 2002



- Two Bedrooms
 - Split Level
 - Private Balcony
- Lease Length: 106 Years Remaining
- Service Charge: £1,700 PA
- Ground Rent: £10 PA

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		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	

A generously sized two-bedroom split level flat with a private balcony in a great location for the delightful Brunswick and Burgess Park!

Sellers comments - "Camberwell has one of the best food scenes in London. We've loved being just a five-minute walk from places like The Camberwell Arms, Theo's, Silk Road and Mondo Sando. The mix of independent restaurants, pubs and cafés gives the area a strong neighbourhood feel - vibrant, creative and full of character."

On the first floor you'll find a bright reception room that leads onto the South facing balcony, the perfect spot to dine al fresco in the warmer months. The kitchen is of a good size with sleek handleless white wall and base units, butchers block work tops and a white metro tiled splash back. The first floor is finished with herringbone wood flooring throughout.

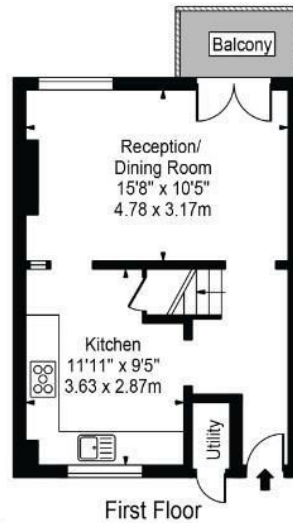
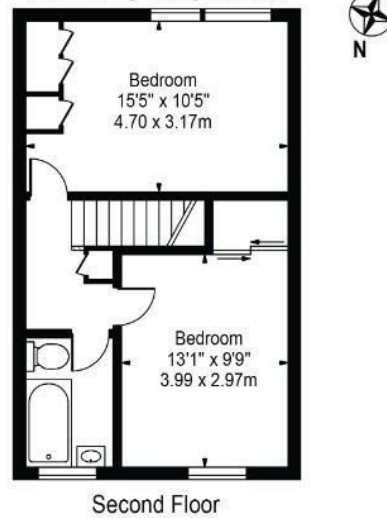
On the second floor you'll find two generously sized bedrooms, both with space for a double bed and additional furniture and benefitting from built in storage. There is a modern and stylish bathroom with a three-piece suite complete with a shower over the bath, a WC and a sink with storage underneath. It has been finished with localised white wall metro tiling and a stone effect floor tiling. The second floor has wooden flooring throughout.

Elmington Road is only 0.8 miles to Denmark Hill station for Zone 2 trains (Victoria, Thameslink) and the Overground service to fashionable East London (Shoreditch, Dalston Junction, Highbury and Islington) and Clapham High Street and Junction. Buses on Camberwell Church St (0.3 miles) will whisk you to the West End and The City. Hop into Camberwell for a choice of great restaurants, bars and cafes. Camberwell is famous for its art scene and the South London Gallery is a 0.6 mile walk away. In addition to this you are spoilt for parks in the area, from the huge Burgess Park (0.3 miles) with a lake to the smaller Victorian gardens, secretly dotted near every street.

Tenure: Leasehold
Council Tax band: B
Authority: London Borough of Southwark
Lease length: 106 years remaining (Started in 2007 with a lease of 125 years.)
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £1,700 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 4 (5 including garages)
Entrance on floor: 1
Has lift: No
Over commercial premises: No
Parking: Off & on street parking, permit required
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: Pet restrictions - no animals considered dangerous or a nuisance (Southwark's discretion). Residential use only.
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: 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.

Elmington Road, SE5 7RB
Approx. Gross Internal Area 761 Sq Ft - 70.70 Sq M
(Excluding Utility Room)



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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

HUNTERS[®]
HERE TO GET *you* THERE