

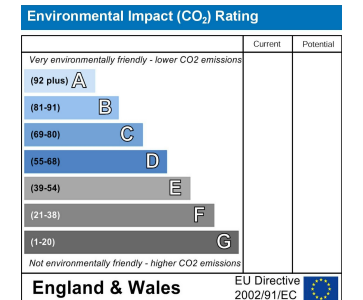
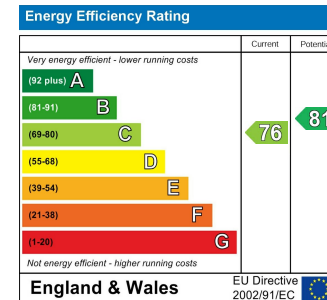


**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Elmington Estate, London, SE5 | Asking Price £350,000 to £365,000  
Call us today on 020 7708 2002



- Two Bedrooms
- West Facing Balcony
- Modern and Well Presented
- Lease Length: 89 Years Remaining
- Service Charge: £2,160.59 PA
- Ground Rent: £10 PA



A well presented and good sized two-bedroom purpose built flat with a balcony, in the heart of Camberwell! Chain free - lease can be extended subject to offer!

Sellers comments - "We've loved living in the heart of Camberwell for 7 years. The light-filled flat is quiet and family friendly, in a well kept block. It's so close to Camberwell's variety of restaurants, a choice of parks, and it's easy to get to work in town."

Internally you are presented with a generously sized open plan 'L' shaped reception room, creating a natural space for relaxing, and dual aspect windows keeping the space bright with natural light. The modern kitchen area has a good range of white wall and base units with contrasting work tops and is finished with a white metro tiled splash back. The reception room leads onto the private west facing balcony that overlooks the green gardens below, an afternoon suntrap perfect for dining al fresco or enjoying a glass of wine in the evening. Both bedrooms are of a good size, with plenty of space for a double bed and for additional furniture. The stylish bathroom has a three-piece suite complete with a shower over the bath, a WC and a sink. It has been finished with localised white metro tiling, wood effect paneling and a black heated towel rail. The property is naturally decorated throughout and has a mix of bespoke oak and cork flooring throughout.

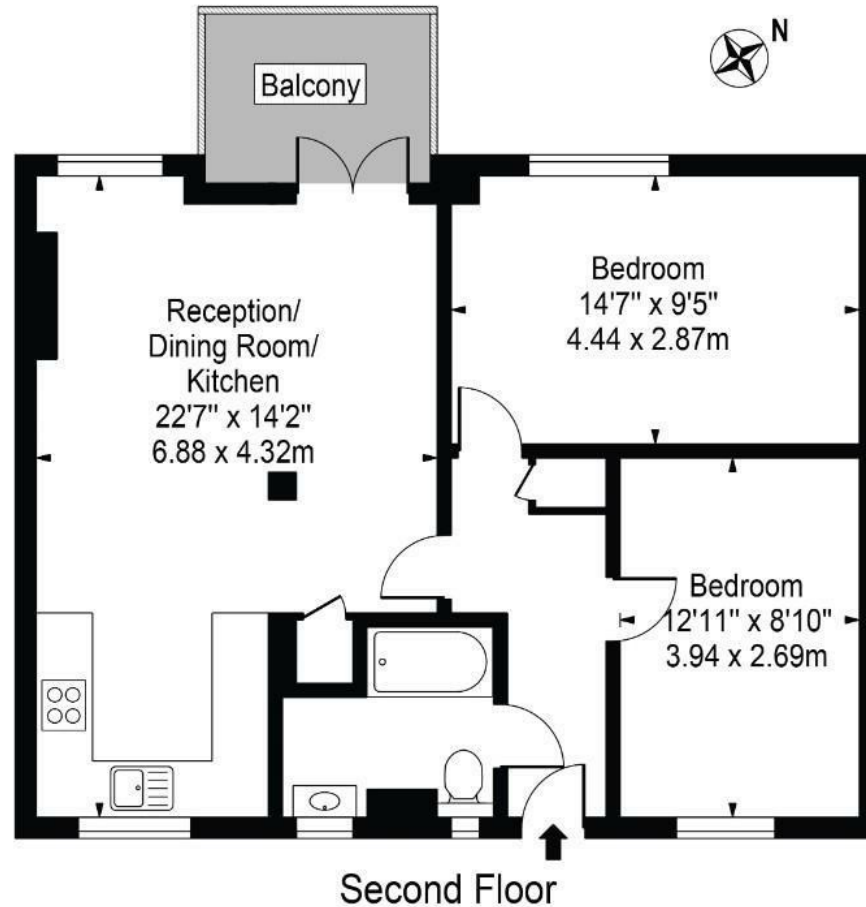
The property is located 0.3 miles from the award-winning Burgess Park - Southwark's largest park. Denmark Hill station is 0.8 miles away, offering the Windrush line and Thameslink services. Elephant and Castle tube and train station is 1.4 miles away and easily accessible by one of the many bus routes found on Camberwell Road. Kings College Hospital is located 0.7 miles away. Camberwell is well known for its art scene and has an ever-growing number of cafes, galleries, bars, and restaurants that attract a real buzz on the weekend.

Tenure: Leasehold  
Council Tax band: B  
Authority: London Borough of Southwark  
Lease length: 89 years remaining (Started in 1990 with a lease of 125 years.)  
Ground rent: £10 per annum  
Review period: Not subject to increase  
Service charge: £2,160.59 per annum  
Construction: Standard construction  
Property type: Flat  
Number of floors in building: 4  
Entrance on floor: 2  
Has lift: Yes  
Over commercial premises: No  
Parking: Free on estate parking permits available by application to the council for leaseholders  
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: None  
Public right of way through and/or across your house, buildings or land: No  
Flood risk: No  
History of flooding: No  
Planning and development: None  
Listing and conservation: None  
Accessibility: Lift access  
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.

# Landor House, SE5 7JE

Approx. Gross Internal Area 655 Sq Ft - 60.85 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://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](mailto:Camberwell.Sales@hunters.com)

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