

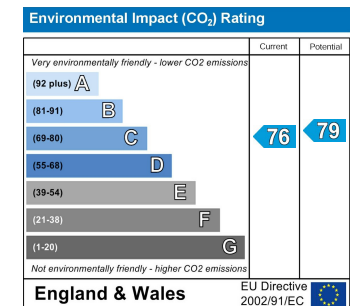
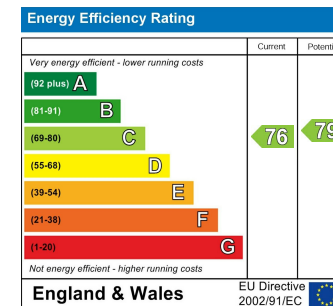


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Tower Mill Road, London, SE15 | Asking Price £375,000
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- Two Bedroom Modern Apartment
 - Chain Free
 - Two Bathrooms
 - Near Burgess Park
 - Lease Length 103 Years
 - Ground Rent £250 per annum



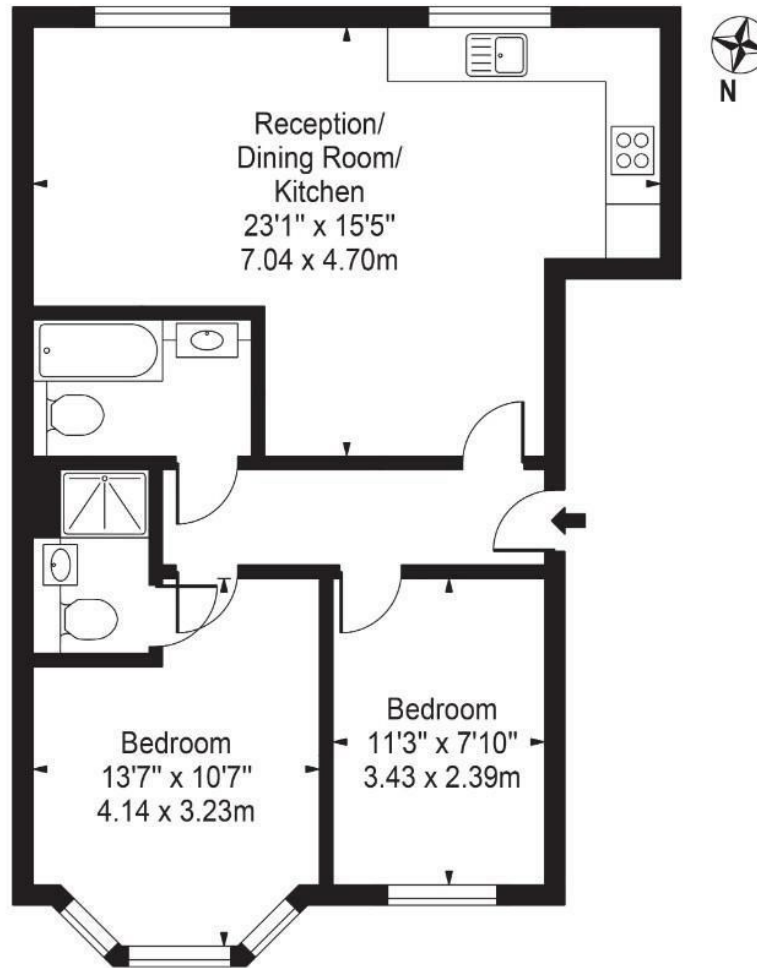
CHAIN FREE - A two bed, two bath apartment with a communal garden - near Burgess Park.

The property is spacious and well presented - with an open plan reception, two south facing windows ensure its bright and there is ample space to relax and entertain, finished with lovely wood flooring and neutral décor. There is a modern fitted kitchen at one end with a good range of wall and base units, an integrated oven and hob and space for white goods. Both bedrooms have the same lovely wood flooring that graces the reception and neutral décor, the master bedroom has an ensuite and bay window making it a generous double. There is also a family bathroom off the hallway, with a traditional three-piece bathroom suite and a shower over the bath.

Tower Mill road is great for cyclists and is not far for frequent buses that whisk you to Elephant & Castle. From here you can hop onto the Northern line, Bakerloo line, Overland Rail services and a myriad bus routes that connect you to the whole of the city. Peckham is fast becoming one of London's entertainment hot spots, really coming alive in the summer. Burgess Park is your closest park and has a gorgeous lake, tennis courts and barbeque facilities. If you enjoy a weekend stroll head through the park and eastwards to Maltby Street Market and historic Rotherhithe or take advantage of the cultural delights on offer at Waterloo and the Southbank.

Tenure: Leasehold
Council Tax band: C
Authority: London Borough of Southwark
Lease length: 103 years remaining (Started in 2003 with a lease of 125 years)
Ground rent: £250 a year (Not subject to increase)
Service charge: £1,850 a year
Construction: Standard construction
Property type: End-terrace, Flat
Number of floors: 3
Entrance on floor: 1
Has lift: No
Over commercial premises: No
Parking: On Street
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: Central heating, Mains gas
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.
Coastal erosion risk: No
Planning and development: No
Listing and conservation: No
Accessibility: None
Coalfield or mining: No coal mining risk identified

Tower Mill Road, SE15 6GL
Approx. Gross Internal Area 641 Sq Ft - 59.55 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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