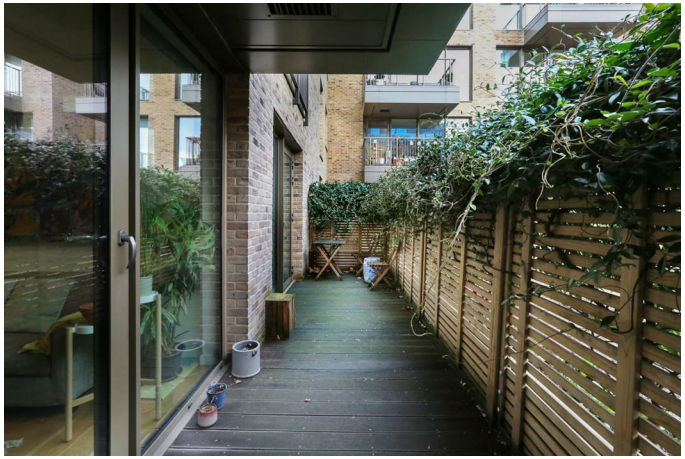


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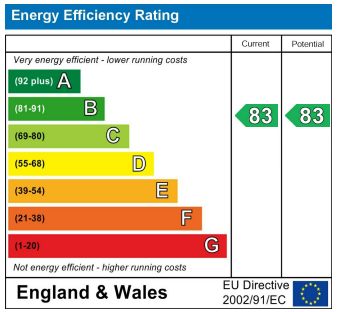
**Camberwell Passage, London, SE5 | Offers In Excess Of £350,000**
**Call us today on 020 7708 2002**

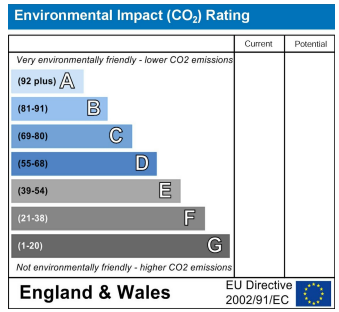





- One Bedroom Apartment
- Large Patio Area
- Modern Bathroom and Kitchen
- Luxury Development
- Communal Garden
- Secured Bike Storage
- Lease Length: 990 Years Remaining
- Service Charge: £3,506 PA
- Ground Rent: £450 PA (Subject to Increase)




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A chain-free one-bedroom apartment for sale in Camberwell Passage, featuring a large private patio, concierge, lift access and communal gardens, close to Denmark Hill station and local bars and restaurants. Owner will pay the first year service charge (subject to offer).

Internally you are presented with an ‘L’ shaped open plan reception room with dual aspect windows, maximising natural light. There is plenty of space for relaxing and for a dining table and chairs. The sleek and modern kitchen area has a mix of wood effect and white high gloss wall and base units, a complementary white work tops and built in appliances. A large door opens onto your private, decked patio area, creating that indoor/outdoor living feeling. The perfect spot to dine alfresco in the summer months or enjoy a morning coffee. The bedroom is spacious, with floor to ceiling windows allowing for plenty of natural light and access to the patio area and benefits from a built-in wardrobe. There is a contemporary and smart bathroom with a three-piece suite complete with an overhead shower, a WC and a sink. The property further benefits from storage in the hallway.

Camberwell Passage is a luxury apartment block with carpeted corridors decorated with artwork, a concierge, secure video entry, lift and access to a large, shared garden.

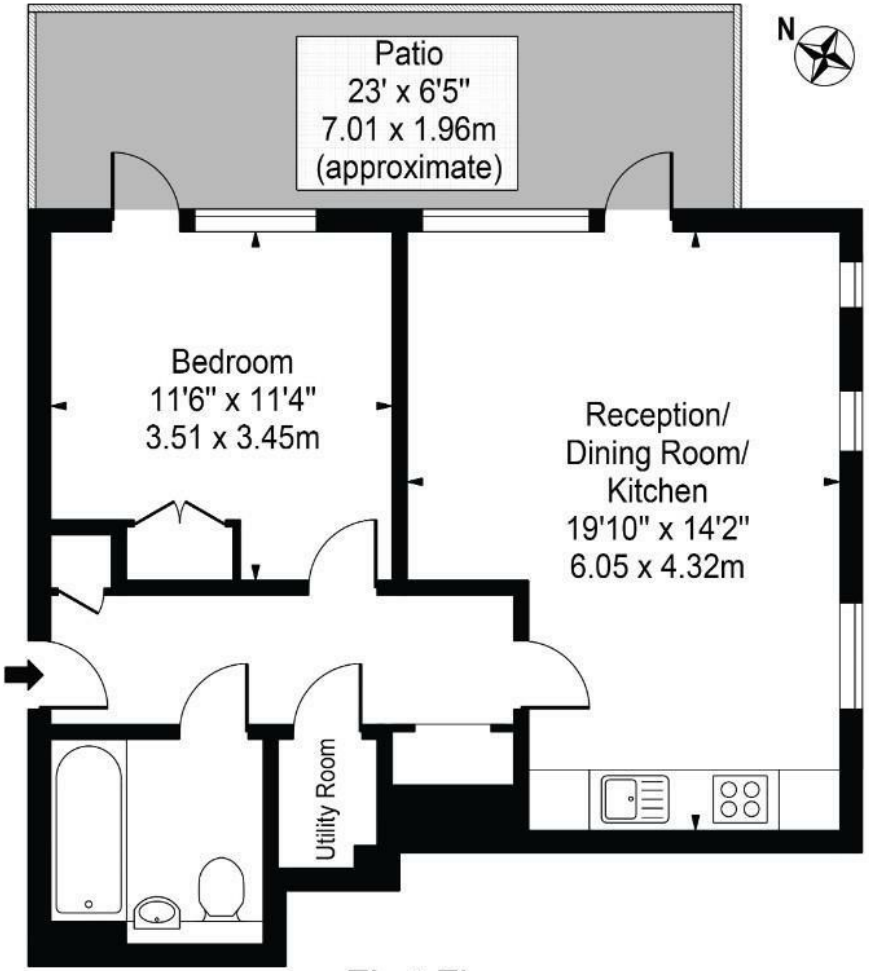
Denmark Hill Station is 0.7 miles away for Zone 2 trains (fast to Victoria, Thameslink line to the City) and the Overground service to fashionable East London (Shoreditch, Dalston Junction, Highbury and Islington) and Clapham High Street and Junction. From Camberwell Green you can get a bus to every corner of London and you’re just a couple of stops from Oval Underground Station (Northern). Just around the corner on Camberwell Church St. you will find a number of Time-Out recommended bars and restaurants.

Tenure: Leasehold
Council Tax band: D
Authority: London Borough of Southwark
Lease length: 990 years remaining (Started in 2017 with a lease of 999 years.)
Ground rent: £450 per annum
Review period: Doubling, every 25 years
Service charge: £3,506 per annum - owner will pay the first year service charge (subject to offer)
Construction: Standard construction
Property type: Flat
Number of floors in building: 5
Entrance on floor: 1
Has lift: Yes
Over commercial premises: Yes
Parking: None
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Communal heating and hot water
Building safety issues: None
Lease restrictions: No BBQs. Pets require permission.
The Lease prohibits or restricts alienation.
The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and 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: None
Listing and conservation: None
Accessibility: Lift
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.

# Camberwell Passage, SE5 0AX

Approx. Gross Internal Area 535 Sq Ft - 49.70 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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