HUNTERS®

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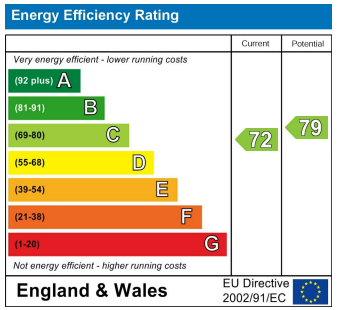
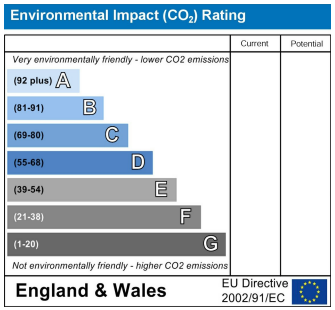
Bavent Road, London SE5 | Offers In Excess Of £500,000
Call us today on 020 7708 2002

- Two Bedrooms
- Purpose Built Victorian Flat
- Private Garden
- Share of Freehold
- Lease Length: 994 Years Remaining





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A well-proportioned two-bedroom purpose built Victorian ground floor flat with a private rear garden close to Kings College Hospital and Ruskin Park!

Internally you are presented with a generously sized reception room, finished with painted feature walls and wood effect flooring, providing direct access to the garden space. There are two good-sized double bedrooms, the front bedroom benefiting from plentiful built-in wardrobes and the rear bedroom also provides access to the garden space. The well maintained garden has a decked area, perfect for dining al fresco and plenty of established plants and trees providing privacy and creating an outdoor oasis. The kitchen has a good range of wall and base units, a built-in oven and hob, space and plumbing for white goods and is finished with large floor tiling. There is a stylish and modern bathroom with a sunken bath complete with overhead rain shower, a sink with storage underneath and a WC and it has been finished with marble effect floor and wall tiling and a large wall hung mirror.

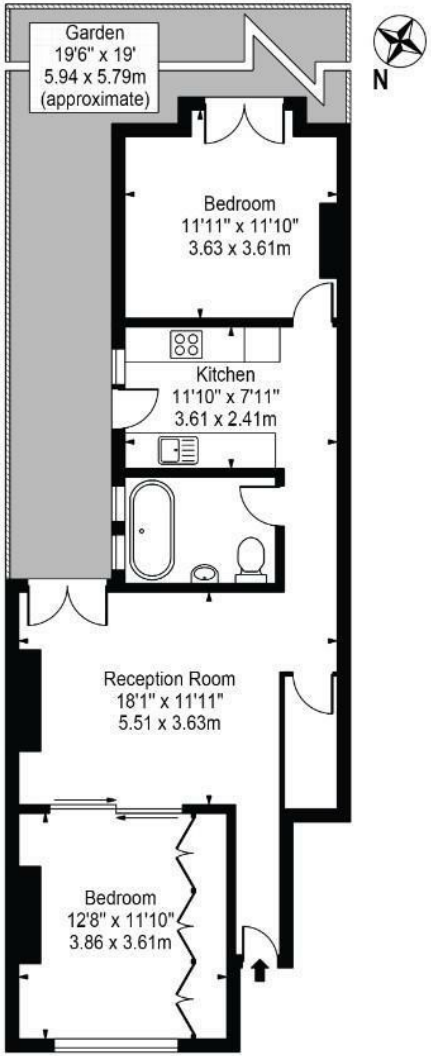
Bavent Road sits 0.2 miles to Kings College Hospital and 0.4 miles to Ruskin Park where you can enjoy the tennis courts, community gardens, nature planting, paddling pool, and family café. You are a 0.4 mile walk away from Denmark Hill station which offers services to Victoria, St Pancras and Blackfriars. London's orbital Overground network also offers links to Clapham and Shoreditch, while nearby bus routes offer fast and frequent 24-hour services to all four corners of the city. Loughborough Junction Station is also only a 0.4 mile walk away Thameslink services.

Tenure: Share of Freehold
Council Tax band: C
Authority: London Borough of Lambeth
Lease length: 994 years remaining (Started in 2021 with a lease of 999 years.)
Ground rent: Not payable
Building Insurance: £360 per annum approx.
Construction: Standard construction
Property type: Purpose built flat
Number of floors in building: 2
Entrance on floor: Ground
Has lift: No
Over commercial premises: No
Parking: On street, 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: None
Public right of way through and/or across your house, buildings or land: No
Flood risk: Low - 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.

Bavent Road, SE5 9RY

Approx. Gross Internal Area 716 Sq Ft - 66.52 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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