



**HUNTERS®**  
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Bath Close, London, SE15 2JP | Asking Price £290,000  
Call us today on 020 7708 2002



- One Bedroom Flat
- Private Balcony
- Close to Queens Road Peckham Station
- 90 Year Lease Remaining
- Ground Rent £10 per Annum

| 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 | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (82 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 <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

A one-bedroom flat with a private balcony near to Queens Road Peckham station.

Internally you are presented with a good-sized reception room, with space for relaxing and a small dining table, there is direct access onto a private balcony, perfect for your morning coffee or a glass of wine in the evening. Off the reception room is a separate kitchen area with white wall and base units, contrasting work tops and an integrated oven and hob. There is a bedroom with space for a double bed and additional furniture, with the same neutral carpets and décor found throughout the living room and hallway. The white tiled bathroom has a three-piece suite complete with a shower over the bath. The property further benefits from a good-sized storage room in the hallway.

Bath Close is located 0.2 miles from Queens Road Peckham offering the Windrush Line of the London Overground and Southern Rail services to London Bridge and Clapham Junction. There are also many bus routes from Queens Road towards Elephant & Castle (Northern & Bakerloo Line), Battersea and Peckham. Also located on Queens Road you'll find the popular Blackbird Bakery and a Tesco express.

Tenure: Leasehold

Lease Length: 90 years remaining (Started in 1990 with a lease of 125 years)

Council Tax band: B

Authority: London Borough of Southwark

Ground rent: £10 (Not subject to increase)

Service charge: £2642.83 per annum (Vendor will pay the first year service charge and heating costs - subject to offer)

Heating and hot water: £1618.31 per annum

Construction: Standard

Property type: End-terrace, Flat

Entrance on floor: 1

Parking: Underground parking on estate, permit required via local council

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating and hot water : Communal heating

Building safety issues: None

Restrictions: None

Rights and easements: None

Public right of way through and/or across your house, buildings or land: No

Flood risk: Yes

Historical flooding: None

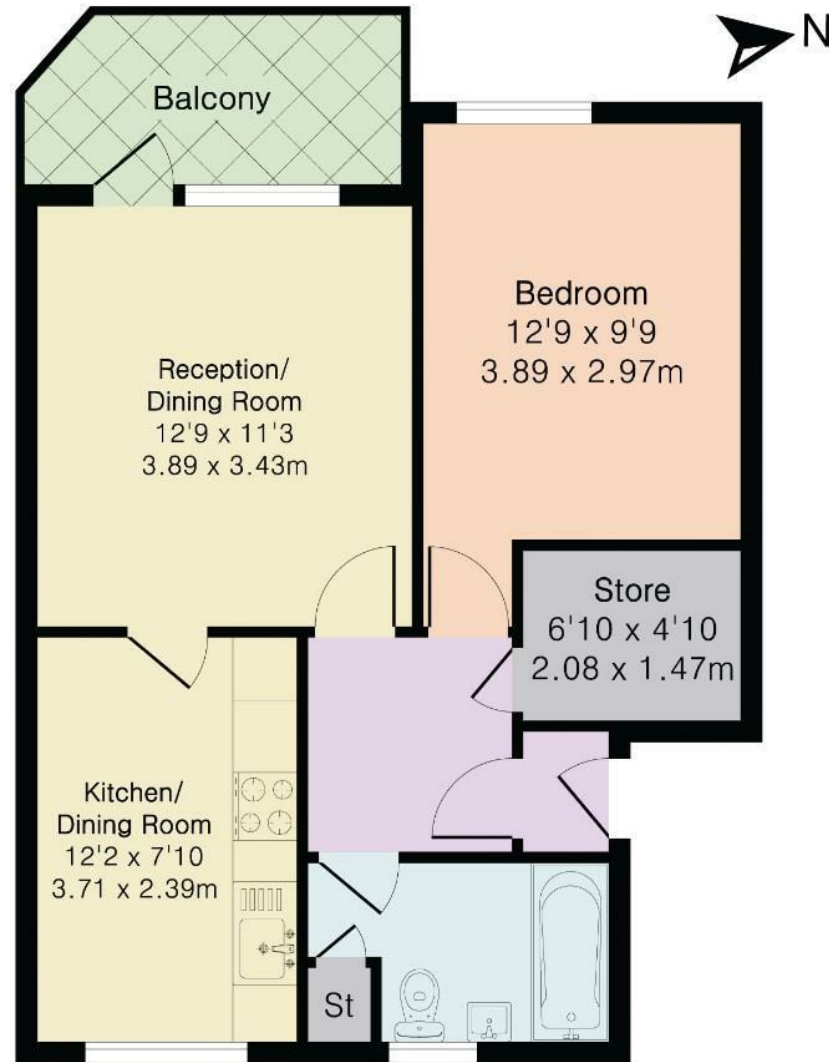
Coastal erosion risk: NA

Planning and development: None

Listing and conservation: No

Accessibility: 1st Floor flat accessible by staircase

Approximate Gross Internal Area 534 sq ft - 50 sq m



First Floor

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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