



HUNTERS[®]
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Vestry Mews, London, SE5 | Offers In Excess Of £350,000
Call us today on 020 7708 2002



- One Bedroom Apartment
 - Gated Mews
 - Parking
- Lease Length: 91 Years Remaining
 - Ground Rent: £307 PA
 - Service Charge: £2500 PA

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	75

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

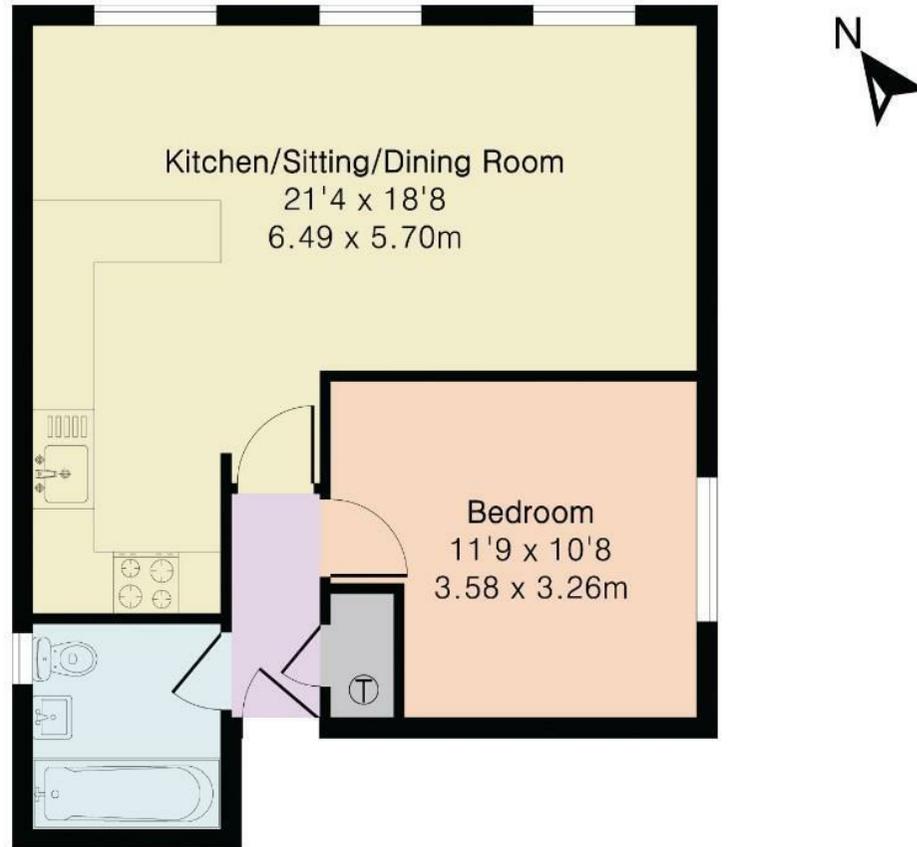
A well-presented one bedroom apartment situated in a gated complex with parking!

Internally you are presented with a spacious semi open plan kitchen and reception room offering space to relax and entertain, finished with wood flooring, sleek white walls and a contemporary yellow feature wall and good natural light. The modern kitchen is fitted with a good range of wall and base units an integrated oven and hob, and granite effect worktops. The bedroom has ample space for a king size bed and furniture, finished with neutral walls and soft carpeting. The stylish and well-presented bathroom is fitted with a three-piece suite complete with a WC, a sink, a heated towel rail and has large wall tiling and complementary floor tiling.

Situated opposite the leafy Lucas Gardens, Vestry Mews is a gated complex in a quiet residential area yet close to the heart of things. Camberwell is known for its history of Art and just down the road is Peckham Road, the main artery between Camberwell and buzzing Peckham. Hop on a bus from here to Oval (Northern line), Elephant & Castle (Bakerloo line), Victoria, Marble Arch or Paddington. It's a 0.6 mile walk to Denmark Hill train station for more connections to Victoria, Kings Cross and Blackfriars, with the overground line ready to whisk you into Central London.

Tenure: Leasehold
Council Tax band: C
Authority: London Borough of Southwark
Lease length: 91 years remaining (Started in 1991 with a lease of 125 years.)
Ground rent: £307 per annum
Review period: 25 years
Service charge: £2500 per annum
Construction: Standard construction
Property type: Flat
Number of floors: 2
Entrance on floor: 2
Has lift: No
Over commercial premises: No
Parking: Covered parking space
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Room heaters
Building safety issues: No
Lease restrictions:
Cannot sublet parking space to a non resident
The boundary wall adjoining the northern and western boundary of the land is excluded from the Transfer and remains the sole responsibility of the Transferor but the Transferee and its successors in title shall have the right to maintain and repoint the said boundary wall as may be necessary and the Transferee and its successors in title shall ensure that nothing is built onto the said boundary wall
The Transferee shall not become entitled to any right to light or air over or in respect of any adjacent or neighbouring property retained by the Transferor
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: No
Accessibility: None
Mining: No coal mining risk identified

Approximate Gross Internal Area 490 sq ft - 46 sq m



Second 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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