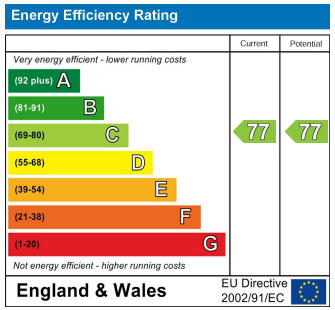
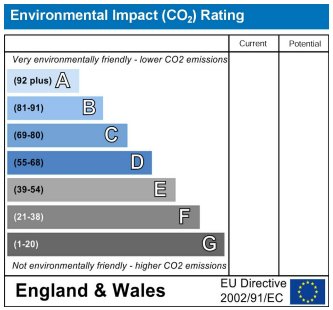
HUNTERS®

HERE TO GET *you* THERE

Camberwell New Road, London, SE5 | £450,000
Call us today on 020 7708 2002

- Two Bedroom Apartment
- Two Bathrooms & Guest WC
- Well Presented
- Lease Length: 114 Years Remaining
- Service Charge: £3,373 PA
- Ground Rent: £200 PA (Subject to Increase)





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A spacious and well-presented two-bedroom, two-bathroom apartment located in the heart of Camberwell!

Internally you are presented with a generously sized ‘L’ shaped reception room, with triple aspect windows filling the room with natural light and finished with wood flooring. There is ample room for relaxing and for a dining table and chairs. The kitchen is finished in a timeless style, with white, handleless wall and base units, butchers block work tops, a butlers sink and built in appliances including a wine fridge. There are two good sized bedrooms, with plenty of space for a double bed and additional furniture and both benefit from an ensuite bathroom. Both ensuites have a three-piece bathroom suite complete with a shower over the bath, a WC and a sink. The property further benefits from a guest WC for added convenience.

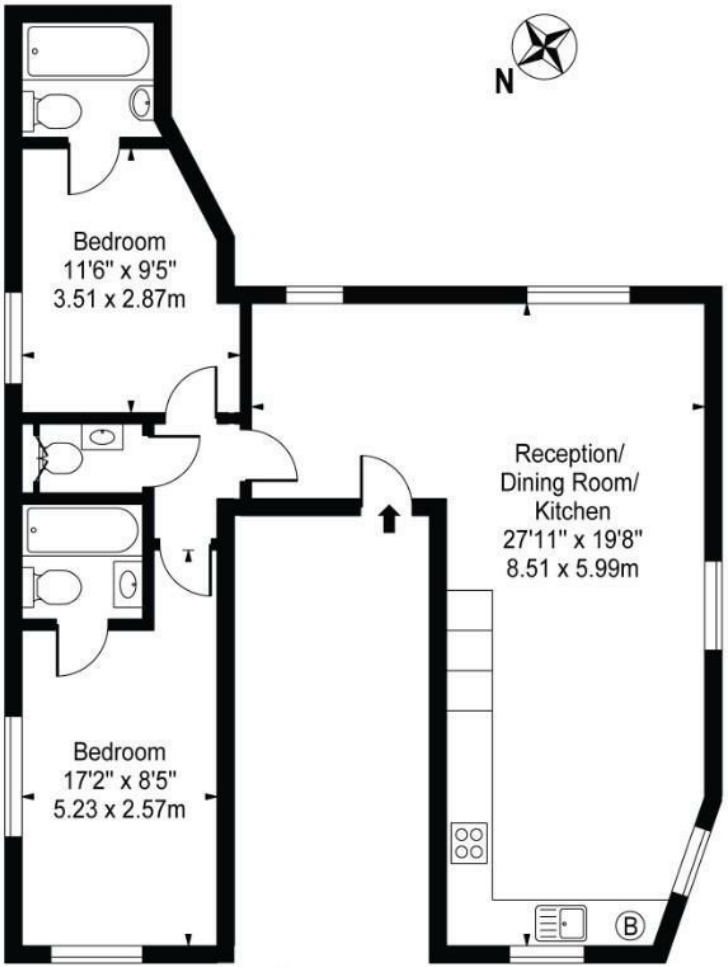
Denmark Hill Station is a 0.7 mile walk for Zone 2 trains (fast to Victoria, Thameslink line to the City) and the Overground service to fashionable East London (Shoreditch, Dalston Junction, Highbury and Islington) and Clapham High Street and Junction. From Camberwell Green you can get a bus to most parts 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, and the best pizza for miles at Theo’s. Camberwell is famous for its art scene and the South London Gallery is a 0.8 mile walk. In addition to this you are spoilt for parks in the area, from the huge Burgess Park, 0.5 miles away, complete with lake, to the smaller Victorian public gardens secretly dotted near every street.

Tenure: Leasehold
Council Tax band: C
Authority: London Borough of Southwark
Lease length: 114 years remaining (Started in 2015 with a lease of 125 years.)
Ground rent: £200 per annum
Review period: Doubling every 25 years
Service charge: £3,373 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 3
Entrance on floor: 2
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: No
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.

Old Stables Court,
Camberwell New Road, SE5 0TF

Approx. Gross Internal Area 716 Sq Ft - 66.52 Sq M



Second 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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