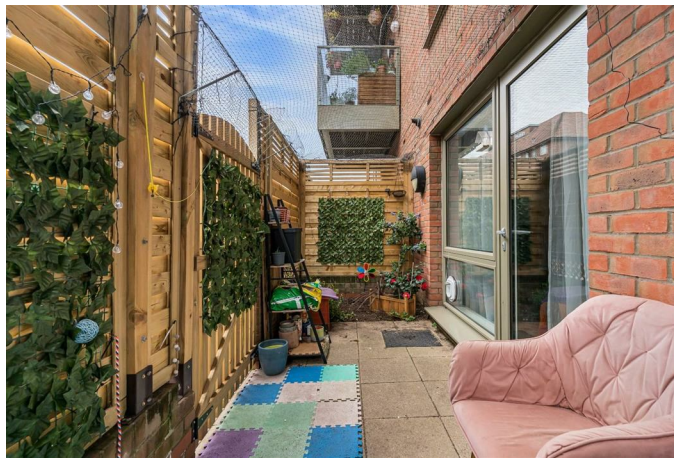




**HUNTERS®**  
HERE TO GET *you* THERE

Broome Way, London, SE5 | Asking Price £375,000  
Call us today on 020 7708 2002





- One Bedroom Apartment
  - Private Patio
  - Modern Kitchen
  - Spacious Living Area
- Close to Transport and Local Amenities
  - Lease 244 Years Remaining
  - Service Charge £1043.00 PA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC

A spacious and modern ground floor one bedroom apartment with a private patio!

Entering through the hallway and walking into the reception room you're met with a spacious living area with room to relax or entertain guests. The modern kitchen has plentiful white wall and base units with complimentary worktops and an integrated oven and hob, keeping the space sleek. The floor to ceiling windows with direct access into your own private patio creates a bright and welcoming atmosphere, the patio area has space for outdoor dining or enjoying your morning coffee. Also located off the hallway is the generously sized bedroom, with built in storage and plenty of space for a double bed and furniture, the room also benefits from large windows, neutral décor and carpets. The stylish bathroom boasts a three-piece suite with a shower over the bath, perfect for the morning dash or a relaxing soak. The property further benefits from storage in the hallway and bathroom.

Broome Way is located off Camberwell Road, with good bus links to Clapham Junction, Dulwich, Shoreditch, Elephant & Castle and Liverpool Street. From here your nearest overground is Denmark Hill Station which is located 0.9 miles away. Head to Oval Tube Station (1.1 miles) for the Northern Line and cyclists will be pleased to hear that via Burgess Park there are designated cycle routes. In fact, this is a fantastic spot for cyclists heading into central London, and on weekends you can make the most of the Bermondsey Beer Mile, Maltby Street Market and historic Greenwich. Camberwell has long been known for its artistic connections and the South London Gallery. We are spoilt for choice in Camberwell for green space with several large parks, your nearest is Burgess Park which has a gorgeous lake, tennis courts and barbeque facilities.

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 244 years remaining (Started in 2019 with a lease of 250 years)

Ground rent: Not payable

Service charge: £1,043 a year

Construction: Standard construction

Property type: Detached, Flat

Number of floors: 4

Has lift: No

Over commercial premises: No

Parking: None

Controlled parking zone: Yes

Electric vehicle charging point: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Heating features: Triple glazing

Building safety issues: No

Rights and easements

Here is a summary but a property lawyer can advise further:- The flat benefits from all the rights granted in the head lease dated 2 November 2017, including the exclusive use of an adjoining balcony.

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

Flood risk: Yes

History of flooding: No history of flooding has been reported.

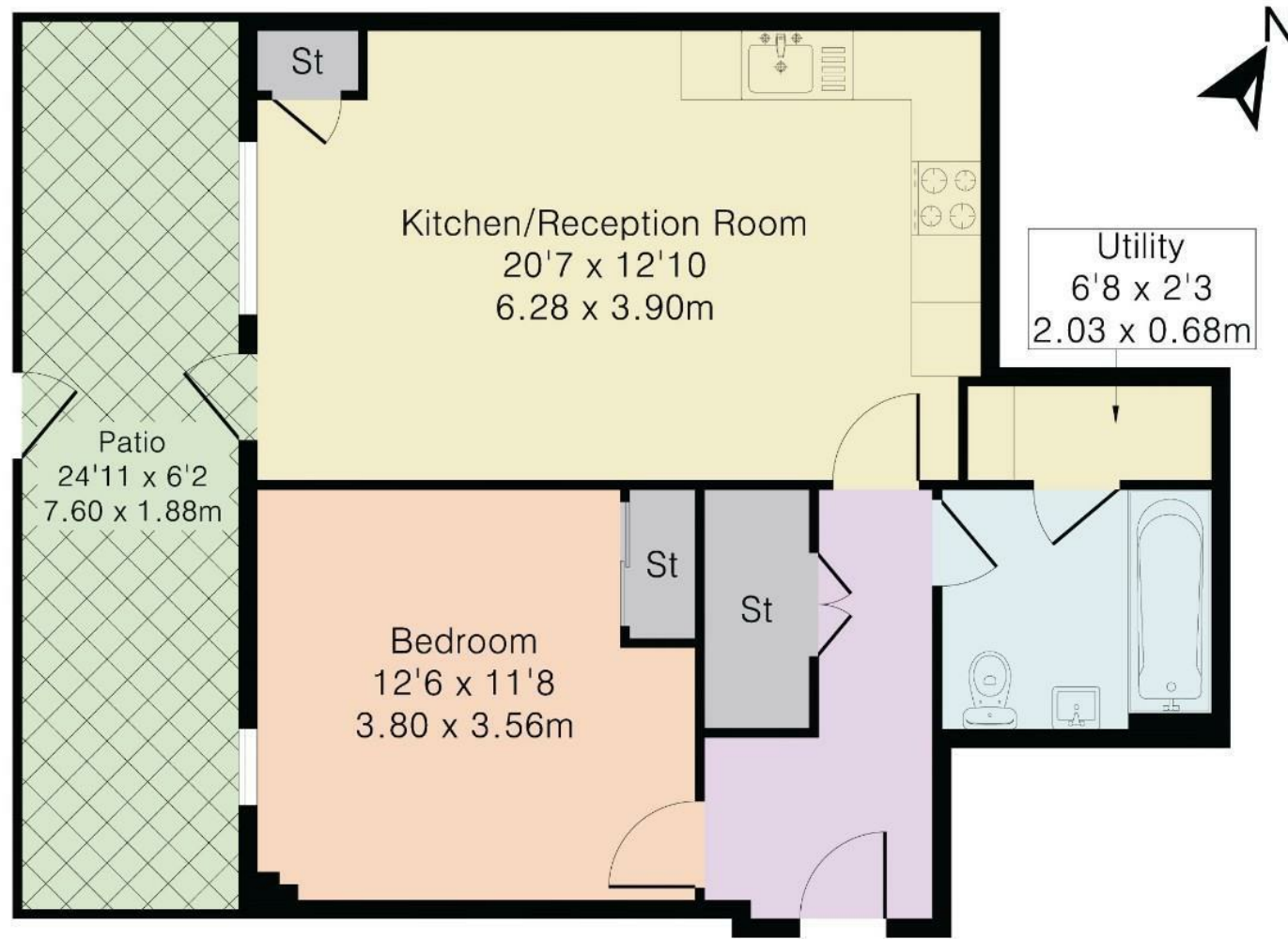
Planning and development: No

Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

## Approximate Gross Internal Area 570 sq ft - 53 sq m



Ground 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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002  
| [Camberwell.Sales@hunters.com](mailto:Camberwell.Sales@hunters.com)

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