



HUNTERS[®]
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Vestry Road, London, SE5 | Asking Price £350,000
Call us today on 020 7708 2002



- Two Bedrooms
- Purpose Built
- Modern Kitchen and Bathroom
 - Close to Lucas Gardens
 - Good Transport Links
- Lease Length: 89 Years Remaining

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 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	EU Directive 2002/91/EC

A well-presented two-bedroom purpose built flat, located in a sought-after part of Camberwell!

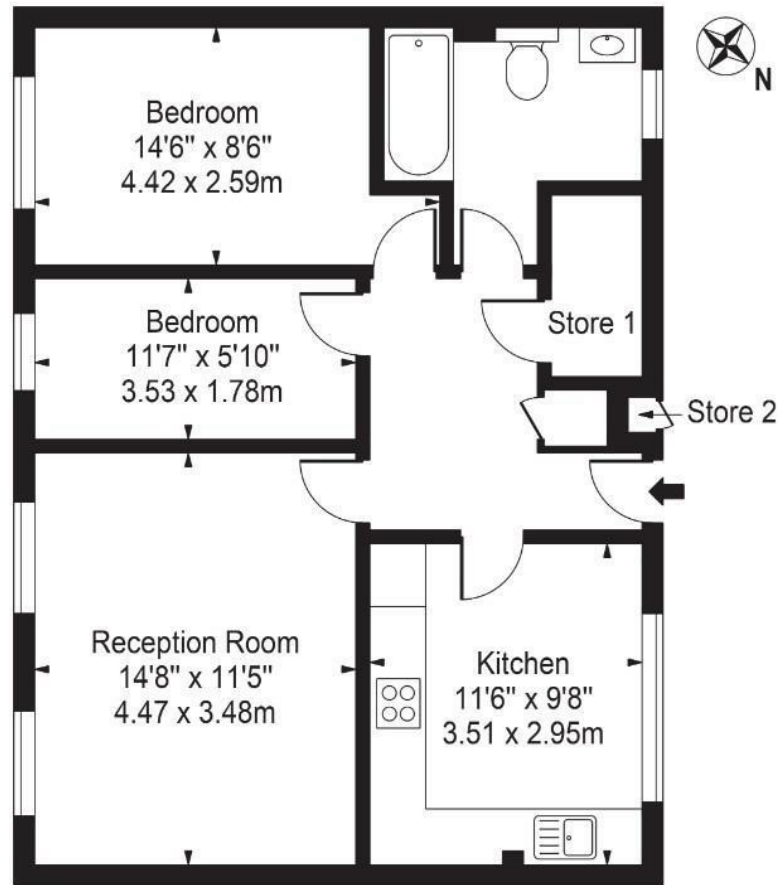
Internally you are presented with a good-sized reception room, with plenty of space for relaxing and large windows allowing for plenty of natural light. The classic and timeless eat-in kitchen has white base units and open shelving wall units, a butcher's block work top, butlers sink and a white tiled splash back with complementary floor tiling. There is space for a dining table and chairs, creating a great space to entertain guests or enjoy a family meal. There are two bedrooms, the master bedroom has ample space for a double bed and additional furniture, and the second bedroom is perfect for at home office, nursery or guest bedroom. The bathroom has a three-piece suite, complete with an overhead shower, a WC and a sink with storage drawers and is finished with localised white wall tiling and contrasting floor tiles.

The property is located under 500ft away from Lucas Gardens, a lovely public park. Denmark Hill station is 0.5 miles away providing a fast service to Victoria as well as direct Thameslink services via Farringdon to King's Cross and the Windrush Line. Peckham Rye station is also 0.7 miles away with fast trains to London Bridge. Located on Peckham Road you'll find the South London Gallery (0.3 miles), the popular Toad Bakery (0.3 miles) and one of London's best Jazz clubs in the crypt of St Giles's Church (0.4 miles) is a true hidden gem.

Tenure: Leasehold
Council Tax band: B
Authority: London Borough of Southwark
Lease length: 89 years remaining (Started in 1989 with a lease of 125 years.)
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £3,100 per annum (including heating & hot water)
Construction: Standard construction
Property type: Flat
Number of floors in building: 2
Entrance on floor: 2
Has lift: No
Over commercial premises: No
Parking: Communal parking, free permit required
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Communal heating system
Building safety issues: None
Lease restrictions: Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.
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.

**Fearnley House,
Vestry Road, SE5 8JR**
Approx. Gross Internal Area 649 Sq Ft - 60.29 Sq M
(Excluding Store 2)



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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