



HUNTERS®
HERE TO GET *you* THERE

Shenley Road, London, SE5 | Guide Price £575,000 to £600,000
Call us today on 020 7708 2002



- Three Bedroom Flat
 - Split Level
 - Period Conversion
- Lease Will be Extended to 999 Years Prior to Completion
- 50% Share of Freehold Will be Transferred upon Sale of Ground Floor Flat
- Buildings Insurance £309.08 PA Approx.

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	74 61

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	

Guide Price £575,000 to £600,000

A three-bedroom split level period conversion flat on a much sought after road! Long lease being created and will be share of freehold, chain free!

Internally you are presented with a generously sized reception room, with plenty of space to relax or entertain guests . There is a large bay window and another sash window allowing plenty of natural light, neutral décor and carpeting and shelving built into the alcoves for added convenience. There is a modern kitchen with space for a dining table and two chairs, a good range of wall and base units, granite effect work tops and contrasting floor tiling and a built-in oven and hob. There are three bedrooms, each with a large sash window and neutral décor and carpeting. The smart bathroom has a bath with an overhead shower and a sink with storage underneath and there is an additional built in storage cupboard, and a separate WC. They are both tiled with blue contemporary wall tiling and complementary white floor tiling.

Denmark Hill station is 0.5 mile walk away, providing a faster service to Victoria. Peckham Rye station is only a 0.6 mile walk away for fast trains to Victoria and London bridge and the Thameslink line, as well as Overground services between Clapham Junction and Highbury and Islington (via Shoreditch). From Peckham road you can catch many buses into Oxford Circus, South Kensington, Paddington, Elephant & Castle and Waterloo. The property is 0.2 miles away from Lucas Gardens, a lovely public park. Head to Bellenden Road for the superb Village Grocer where you can buy great quality groceries, Flock and Herd is your local butcher, and the General Store sells a variety of speciality cheese and organic wines. Camberwell has an ever-growing number of great restaurants. Wander along Peckham Road to the South London Gallery for a wide variety of exhibitions, and a café serving a great weekend brunch.

Tenure: Leasehold - 50% Share of Freehold will be transferred in the future at no cost

Local council: London Borough of Southwark

Council Tax band: C

Lease length: 48 years remaining (Started in 1974 with a lease of 99 years) - to be extended to 999 years prior to completion

Ground rent: Not payable

Service charge: Not payable

Buildings insurance: £309.08 per annum approx.

Construction: Standard construction

Property type: Mid Terrace, Flat

Number of floors: 3

Has lift: No

Over commercial premises: No

Parking: On street permit required

Controlled parking zone: Yes

Electricity: Connected to mains electricity connection

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: None

Building safety issues: No

Restrictions:

Here is a summary but a property lawyer can advise further: - The lease includes restrictions on certain dealings with the property, such as prohibitions or limitations on transferring or subletting the property without permission.

Rights and easements:

Here is a summary but a property lawyer can advise further:- The property benefits from any legal easements granted by the lease, such as rights of access or utilities, and is also subject to any rights reserved by the lease.

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

Flood risk: No

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

Planning and development: No

Listing and conservation: No

Accessibility: None

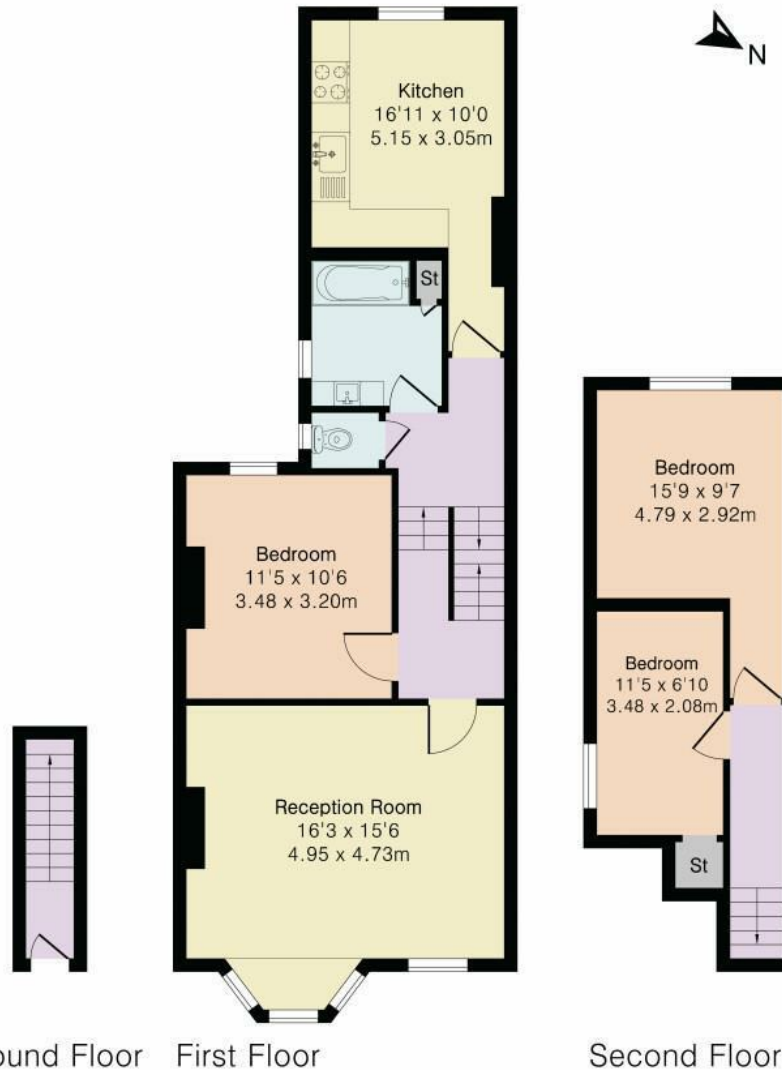
Mining: No coal mining risk identified

Approximate Gross Internal Area 913 sq ft - 86 sq m

Ground Floor Area 28 sq ft – 3 sq m

First Floor Area 642 sq ft – 60 sq m

Second Floor Area 243 sq ft – 23 sq m



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

HUNTERS[®]
HERE TO GET *you* THERE