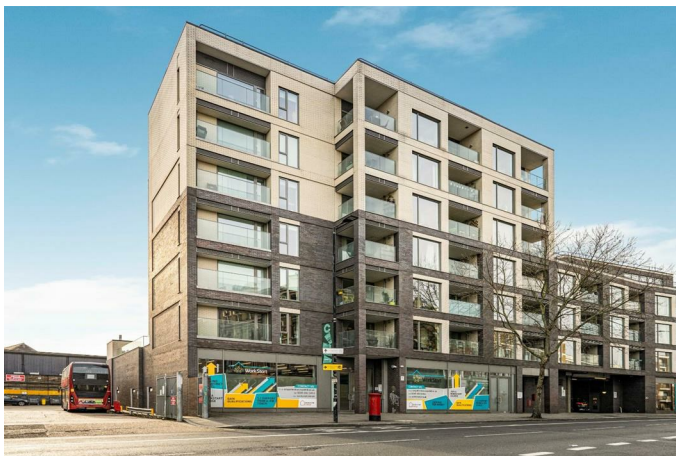
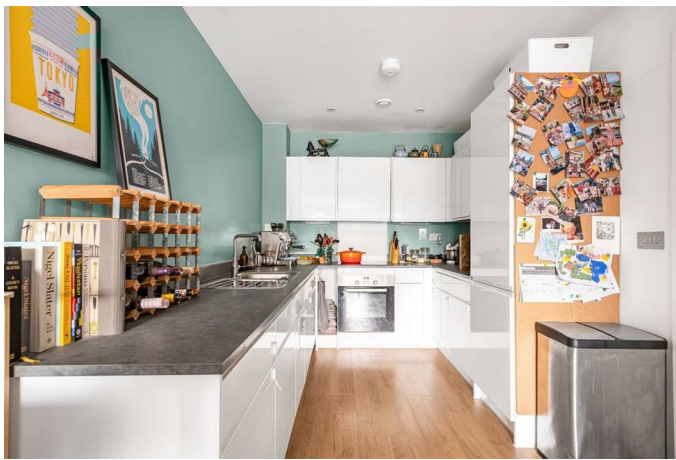




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Camberwell Road, London, SE5 | Offers In Excess Of £450,000  
Call us today on 020 7708 2002



- Two Double Bedrooms
  - Private Balcony
  - Communal Roof Terrace
- Lease Length: 241 Years Remaining
- Service Charge: £1,943.24 PA
- Ground Rent: £350 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	

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

A modern two bedroom apartment with a large private terrace and access to communal roof terrace, lift and cycle store, situated close to Camberwell Green!

Sellers comments - "Camberwell is a fantastic place to call home, with a vibrant local feel and a friendly community within the building. The outdoor space has been great - peaceful and private, perfect for relaxing on warm summer evenings. The flat itself is bright and airy thanks to the big windows. The triple glazing means it is very quiet, it's cosy in the winter and our energy bills have stayed low. We have truly loved living here."

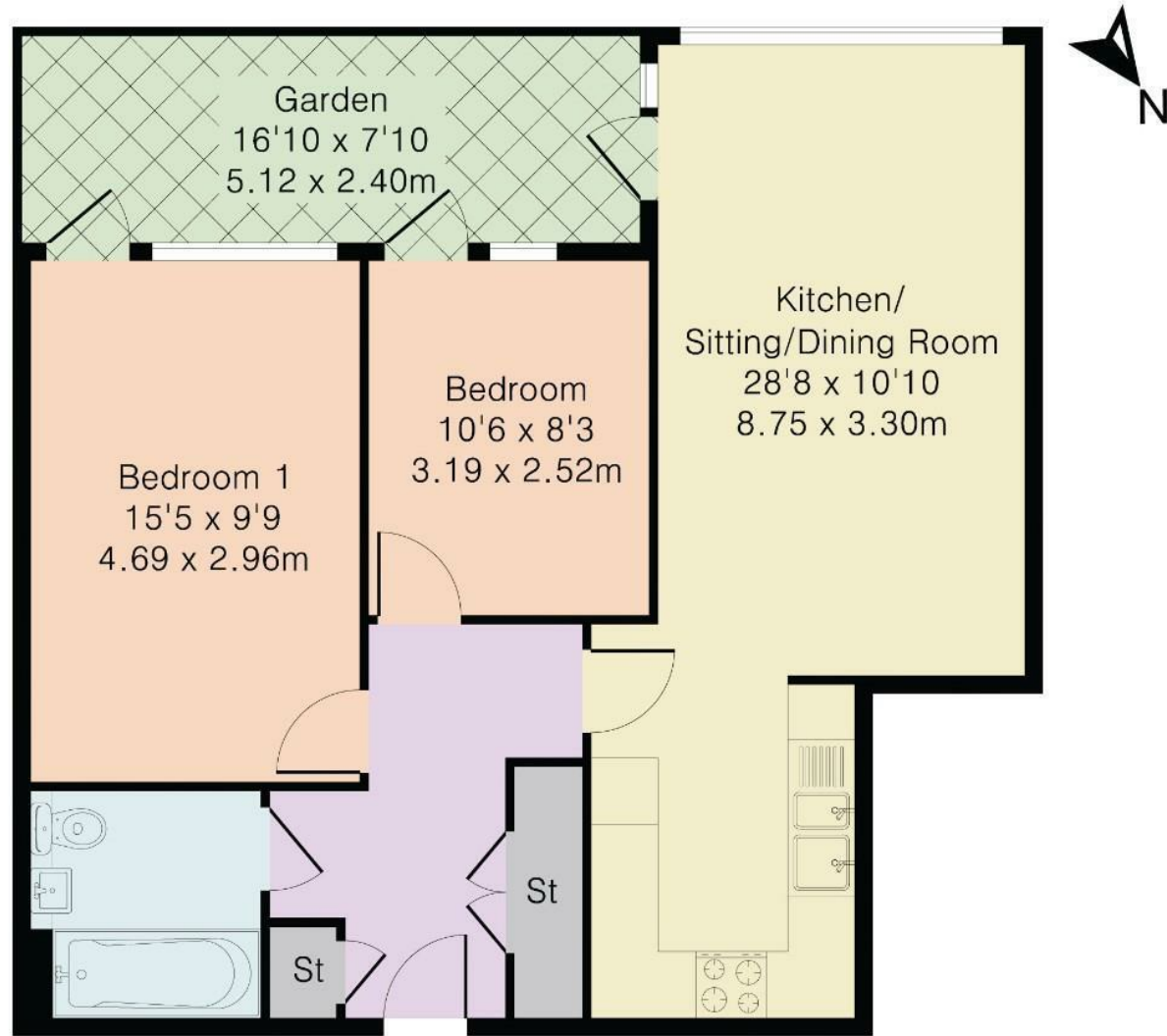
Internally you are presented with a generously proportioned living and reception area, offering ample space to relax and entertain. The modern walls, wood flooring and floor to ceiling windows gives this space a contemporary ambience. The balcony is large and can be accessed via a door at the end of the living area or via both bedrooms. It offers a space for a table and chairs, great for unwinding after a long day. The kitchen has a modern finish with plenty of white wall and base units, an integrated oven and hob, and granite effect worktops. The master bedroom is generously sized and has plenty of space for a double bedroom and furniture, the floor to ceiling windows, modern décor and carpeting creates a warm atmosphere. This room provides direct access to the balcony, blending indoor and outdoor living. The second bedroom mirrors the property's modern feel and also has its own door access to the balcony. Heading back into the hallway you will find the bathroom. This three-piece bathroom suite compliments the property with floor to wall tiles and a large inset mirror, complete with a built-in W.C towel rail, and a bathtub fitted with an overhead shower perfect for a relaxing soak or a quick shower for the busy morning dash. In addition, the property boasts access to a well-maintained communal roof terrace, affording captivating views of the city, including landmarks such as the Shard and the spire of St Giles Church.

Being in the centre of Camberwell, there are plenty of shops for essential needs, food spots, bars and lounging coffee shops mixed in with the vibrant green space. There are many bus stops offering transport links for all over London. Denmark Hill station is 0.7 miles walk away and has an Overground service with services to London Victoria, Clapham Junction and Dalston Junction. Camberwell is famous for its art scene and the South London Gallery is a 0.7 mile walk away – they also serve delicious brunch in their cafe.

Tenure: Leasehold  
Council Tax band: D  
Authority: London Borough of Southwark  
Lease length: 241 years remaining (Started in 2017 with a lease of 250 years.)  
Ground rent: £350 per annum (Increase by RPI every 10 years)  
Service charge: £1,943.24 per annum  
Construction: Standard construction  
Property type: Detached, Flat  
Number of floors: 6  
Has lift: Yes  
Over commercial premises: Yes  
Parking: None  
Controlled parking zone: Yes  
Electricity: Connected to mains electricity  
Water and drainage: Connected to mains water supply  
Mains surface water drainage: No  
Sewerage: Connected to mains sewerage  
Heating: Communal heating system, Other  
Heating features: Triple glazing  
Building safety issues: No  
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.  
Coastal erosion risk: To be provided  
Planning and development: No  
Listing and conservation: No  
Accessibility: Lift access, Lateral living  
Coalfield or 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.

# Approximate Gross Internal Area 674 sq ft - 63 sq m



First 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)

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE