



HUNTERS[®]
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Edmund Street, London, SE5 | Guide Price £500,000
Call us today on 020 7708 2002



- Two Bedrooms
- Two Private Balconies
- Two Modern Bathrooms
- Communal Roof Terrace
- Lease Length: Being Extended to 179 Years
- Service Charge: £2,502 PA
- Ground Rent: Not Payable

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 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	

A bright and modern two-bedroom apartment with two private balconies and two bathrooms, in a sought-after development with a communal roof terrace, close to the lovely Burgess Park!

Internally you are presented with a generously sized open plan reception room, with dual aspect floor to ceiling windows allowing plenty of natural light. The room is 'L' shaped creating a natural space for both relaxing and for a dining table and chairs. The kitchen space is modern and sleek with wood effect wall and base units, complementary work tops and built in appliances. From the reception you can access one of the private balconies, a lovely spot to dine alfresco or enjoy a glass of wine in the evening. There are two good sized bedrooms, both with space for a double bed and additional furniture. The master bedroom has access to a second balcony, where you could enjoy a book with a coffee in the warmer months and also has a smart ensuite with a double shower cubicle, a WC and a sink. There is also a family bathroom finished in a similar smart style, with a three-piece suite complete with a shower over the bath, a sink and a WC. Residents of the building benefits from a well kept communal roof terrace.

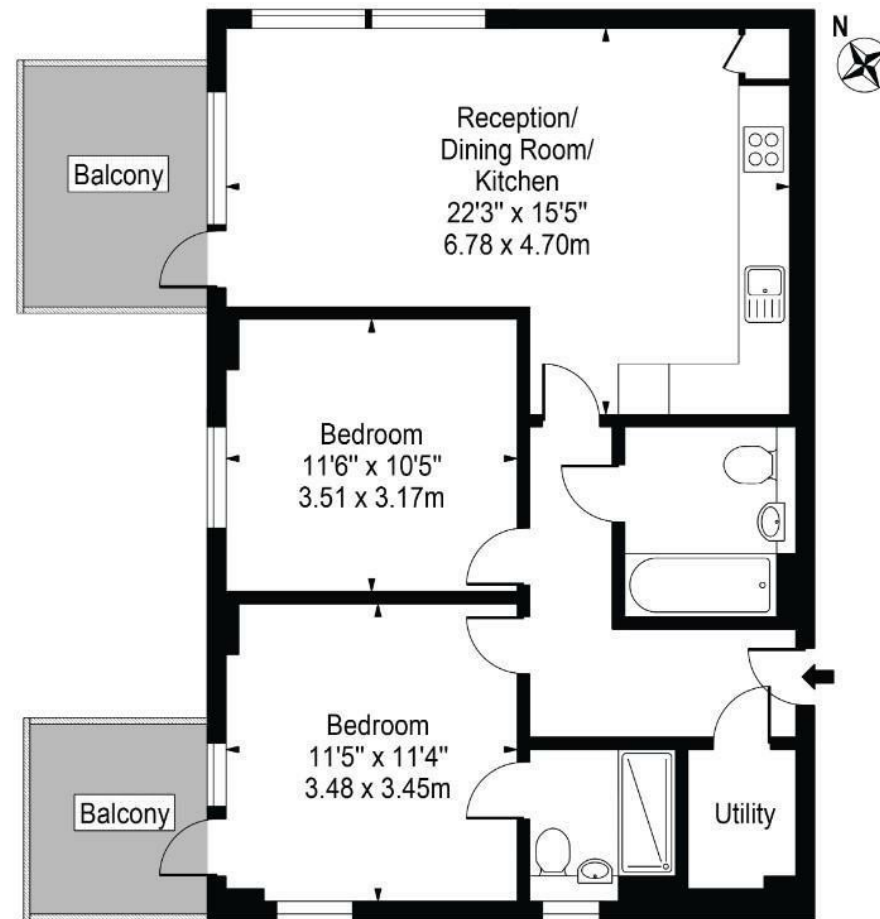
Camberwell Road is 0.2 miles way for frequent buses that whisk you to Elephant & Castle tube station. From here, you can hop onto the Northern line, Bakerloo line, overland rail services, and a myriad of bus routes that connect you to the whole of the city. Nestled between Camberwell and Peckham, you are spoilt for choice when it comes to entertainment. Camberwell has long been known for its artistic connections, and every year sees welcome additions to the string of acclaimed independent galleries, restaurants, and cafes. The award-winning Burgess Park is less than 0.1 miles away, and it is Southwark's largest park. It has had significant investment over the years and features a lovely lake, tennis courts and a cafe.

Tenure: Leasehold
Council Tax band: D
Authority: London Borough of Southwark
Lease length: 88 years remaining currently being extended to 179 years
Ground rent: Not payable
Service charge: £2,502 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 4
Entrance on floor: 3
Has lift: Yes
Over commercial premises: No
Parking: None
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, flat billed for individual usage
Building safety issues: No
Lease restrictions: The Lease prohibits or restricts alienation.
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: Lift access
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.

Palfrey Court,
Edmund Street, SE5 7NR

Approx. Gross Internal Area 761 Sq Ft - 70.70 Sq M



Third 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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