

HUNTERS®

HERE TO GET *you* THERE

Valmar Road, London, SE5 | Guide Price £350,000
Call us today on 020 7708 2002

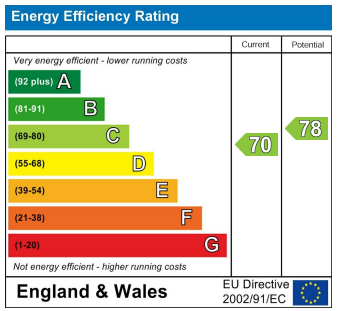


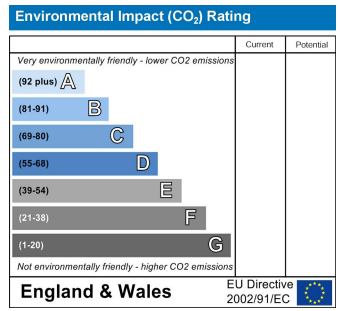






- One Bedroom
- Split Level
- Period Conversion
- Share of Freehold
- Lease Length: 955 Years Remaining





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A bright and well-proportioned split level one-bedroom period conversion flat, in need of some modernisation, located in the heart of Camberwell!

Internally you are presented with a generously sized reception room, with plenty of space for relaxing. The space has three sash windows allowing plenty of natural light, neutral décor and wooden flooring. The kitchen has terracotta style floor tiles, space for a dining table and plumbing for white goods. The bedroom is also of a good size, with plenty of space for a double bed and additional furniture.

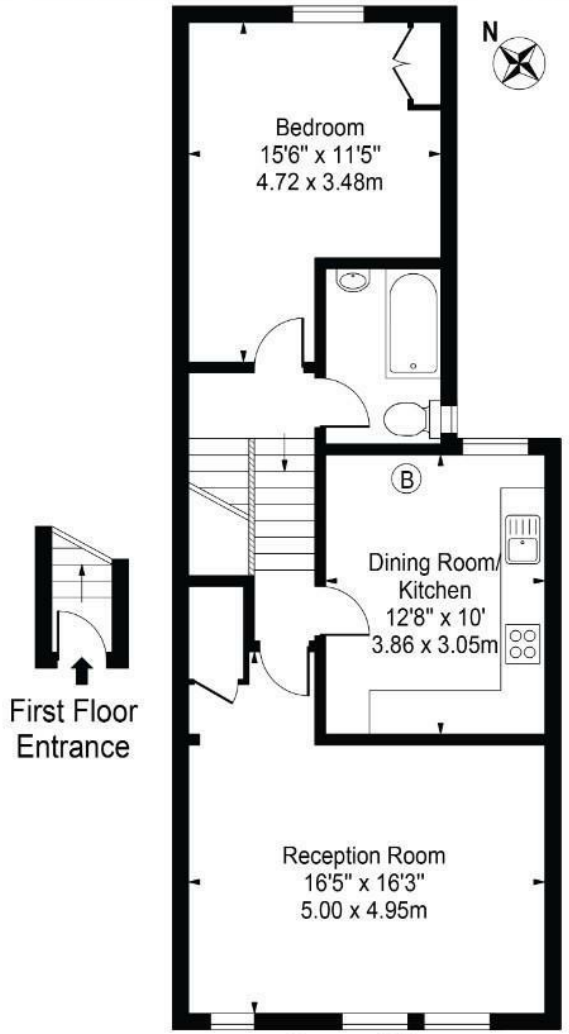
The property is a 0.5 mile from Denmark Hill station and 0.6 miles from Loughborough Junction Station for fast trains to Victoria, the City Thameslink line and the Overground between Clapham Junction and Highbury and Islington (via Canada Water and Shoreditch). Valmar Road is just off Coldharbour Lane in arty Camberwell, a flourishing area with plenty of restaurants, café bars, a leisure centre, swimming pool and Saturday farmers' market on Camberwell Green. On the weekends, take a walk through Ruskin Park with its tennis courts, café, lake and wild nature planting, or leafy Myatt's Field park with its state of the art play areas and boutique community café. Buses from Camberwell whisk you up to Oval (Northern line), Elephant & Castle (Bakerloo), right across the city and to all the major train stations.

Tenure: Share of Freehold
Council Tax band: B
Authority: London Borough of Southwark
Lease length: 955 years remaining (Started in 1982 with a lease of 999 years.)
Ground rent: Not payable
Service charge: Payable as and when required
Buildings Insurance: £448.76 per annum approx
Construction: Standard construction
Property type: Flat, conversion
Number of floors in building: 3
Entrance on floor: 2
Has lift: No
Over commercial premises: No
Parking: On street, permit required
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Central heating
Building safety issues: None
Lease restrictions: None
Public right of way through and/or across your house, buildings or land: No
Flood risk: None
History of flooding: None
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.

Valmar Road, SE5 9NG

Approx. Gross Internal Area 656 Sq Ft - 60.94 Sq M



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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