



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

Gables Close, London, SE5 | Guide Price £285,000 to £300,000  
Call us today on 020 7708 2002



- One Bedroom Apartment
- Allocated Parking Space
- Modern Kitchen and Bathroom
  - Loft Access
- Lease Length: 146 Years Remaining
- Service Charge: £1,600 PA
- Ground Rent: £150 PA

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (82 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 72                      |           |
| (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 |  |                         |           |
| (82 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 72                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
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Guide Price £285,000 to £300,000!

A well presented one bedroom apartment with an allocated parking space close to Brunswick Park! Chain free!

Internally you are presented with a bright, open plan reception room, with ample space for relaxing and dining. The sleek kitchen has a good range of wall and base units and additional open shelving, quartz work tops, a butler's style sink and a built-in oven, induction hob and microwave. The room is finished in a contemporary sage green, with wood-effect hardwood flooring throughout. The bedroom is well-proportioned with plenty of room for a double bed and additional furniture, finished with soft carpeting. The modern bathroom has a three piece suite and is finished with large white wall tiling and terrazzo-style floor tiling. The property benefits from an allocated parking space and access to the loft space for storage.

The wonderful Brunswick Park is 0.1 miles away and offers free tennis courts and a children's play area, making it a valuable community asset. Camberwell Green has become a real focal point to the area with its weekend farmers market and established art scene helping build on this already tight knit and friendly community. Camberwell Church Street is a 0.3 mile walk from which you can hop on several buses that will whisk you to Oval (Northern), Vauxhall (Victoria) or Elephant & Castle (Northern, Bakerloo) Underground stations. Denmark Hill Station is a pleasant 0.8 mile walk away and offers fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington. Camberwell Church Street has seen a boom in the number of fantastic independent restaurants and there is a 24/7 Gym located on Southampton Way.

Tenure: Leasehold

Council Tax band: B

Authority: London Borough of Southwark

Lease length: 146 years remaining (Started in 2022 with a lease of 150 years.)

Ground rent: £150 per annum

Review period: Increases by £75 every 33 years, capped at £225 and then peppercorn after 2089

Service charge: £1,600 per annum

Construction: Standard construction

Property type: Flat

Number of floors in building: 2

Entrance on floor: 2

Has lift: No

Over commercial premises: No

Parking: Allocated parking space on estate

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Individual room heaters

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: Low- surface water

History of flooding: No

Planning and development: None

Listing and conservation: None

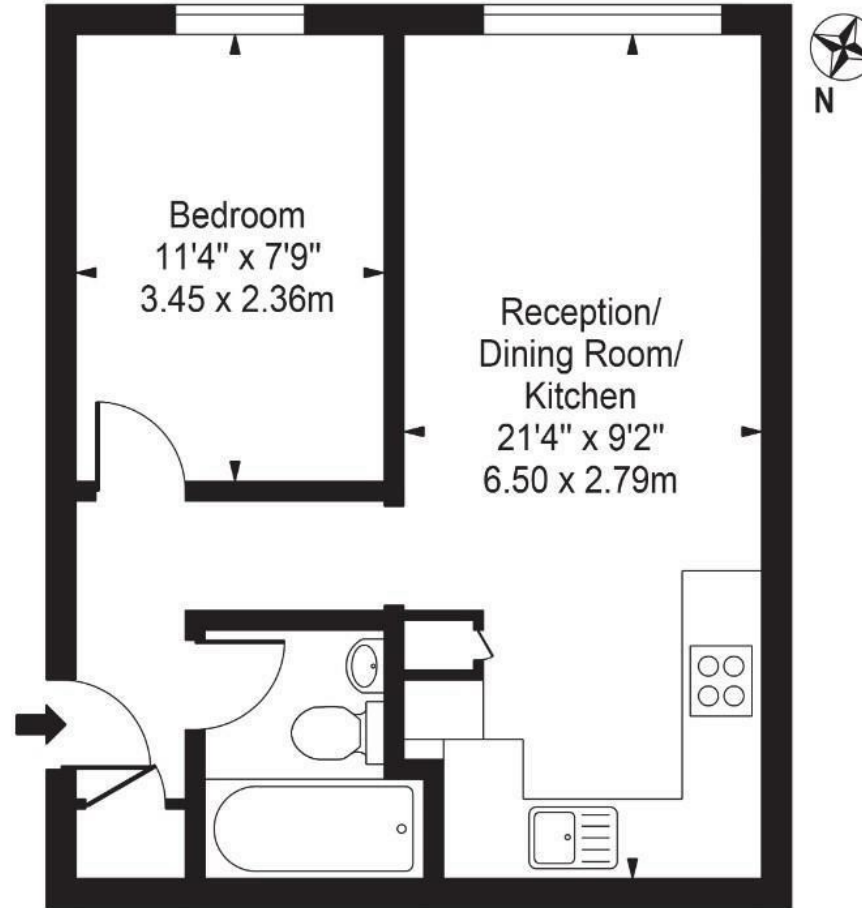
Accessibility: None

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.

# Gables Close, SE5 7QF

Approx. Gross Internal Area 367 Sq Ft - 34.10 Sq M



## Second Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002  
| [Camberwell.Sales@hunters.com](mailto:Camberwell.Sales@hunters.com)

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