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Wells Way, London, SE5 | Offers In Excess Of £400,000  
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- Two Double Bedrooms
  - Two Bathrooms
- Balcony with Park Views
- Close to Burgess Park
- Good Transport Links
  - 193 Year Lease
  - Zero Ground Rent

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 double bedroom, two bathroom apartment with a generous balcony and under croft parking! Long Lease 0 Ground Rent

Internally you are presented with an open plan reception room, that measures over seven meters wide with access to the balcony via French doors. The balcony has enough space for a small table and chairs and enjoys pleasant views of the park. The reception room has ample space to relax and entertain, the kitchen sits at the opposite end and has a good range of wall and base units with integrated appliances and a breakfast bar. Both bedrooms are generous doubles with carpeting, neutral décor, built in storage and the master bedroom has an ensuite. The family bathroom has a white three-piece bathroom suite with a bath for a relaxing soak and another shower for busy mornings. The property also benefits from under croft parking.

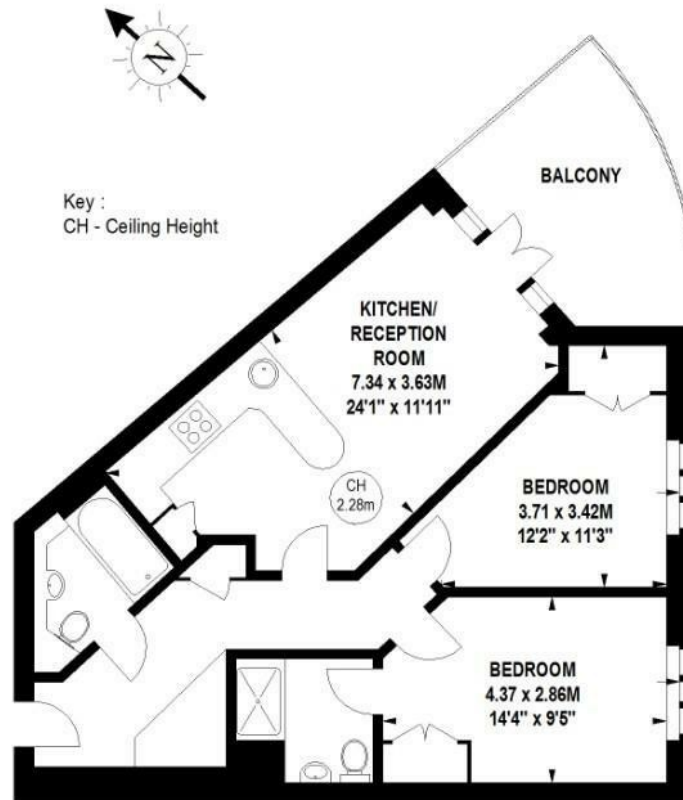
At the end of the street you'll find bus links to Elephant & Castle. From here you can hop onto the Northern line, Bakerloo line, overland rail services and a myriad of bus routes that connect you to the whole of the city. The Bakerloo line extension, when built will be a pleasant walk across Burgess Park. 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. Burgess Park is at the end of the road and has a gorgeous lake, tennis courts and sports facilities. If you enjoy a weekend stroll head through the park and eastwards to Maltby Street Market and historic Rotherhithe or take advantage of the cultural delights on offer at Waterloo and the Southbank.

Tenure: Leasehold  
Council Tax band: C  
Authority: London Borough of Southwark  
Lease length: 193 years remaining (Started in 2003 with a lease of 215 years)  
Ground rent: None  
Service charge: £4213.54 a year  
Construction: Standard construction  
Property type: Mid-terrace, Flat  
Number of floors: 4  
Entrance on floor: 1  
Has lift: Yes  
Over commercial premises: No  
Floorplan: To be provided  
Parking: Allocated, Gated, Off Street, Covered  
Controlled parking zone: Yes  
Electricity: Connected to mains electricity  
Water and drainage: Connected to mains water supply  
Mains surface water drainage: Yes  
Sewerage: Connected to mains sewerage  
Heating: Electric heaters  
Heating features: Double glazing  
Building safety issues: No  
Restrictions  
Title TGL234379 contains restrictions or restrictive covenants.  
Here is a summary but a property lawyer can advise further: - There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.  
Rights and easements  
Title TGL234379 contains beneficial rights or easements.  
Here is a summary but a property lawyer can advise further:- The title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.  
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: Ramped access, Lift access  
Coalfield or mining: No coal mining risk identified

## Wells Way, SE5

Approximate gross internal area

65.22 sq m / 702 sq ft



### First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.© Outline.

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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