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HERE TO GET *you* THERE

Camberwell Passage, London, SE5 | Guide Price £500,000 to £525,000  
Call us today on 020 7708 2002





- Two Bedroom Modern Apartment
  - Private Balcony
  - Communal Gardens
  - Concierge
  - 991 Year Lease Remaining

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	87 87

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	

Guide Price £500,000 to £525,000

A modern two double bedroom apartment with private balcony, communal gardens, and concierge.

The spacious living area has floor to ceiling windows and has wooden flooring and contemporary décor. There is plenty of space for relaxing and dining as well as entertaining guests. The modern and sleek open plan kitchen area has contrasting base units and white gloss wall units with built in appliances. Off the reception room is the private balcony, overlooking the communal gardens, perfect for your morning coffee. Both bedrooms are fitted with a neutral carpet, contemporary décor, built in wardrobes and floor to ceiling windows. The smart bathroom has a three-piece suite with a shower over the bath, finished with large tiles and benefits from a large wall hung mirrored cabinet. In addition, there is cycle storage, use of the courtyard and a friendly concierge service. This property is ideal for a buyer looking for a secure modern development who still wants the luxury of having private outside space.

Denmark Hill Station is 0.7 miles away for Zone 2 trains (fast to Victoria, Thameslink line to the City) and the Overground service to fashionable East London (Shoreditch, Dalston Junction, Highbury and Islington) and Clapham High Street and Junction. From Camberwell Green you can get a bus to every corner of London and you're just a couple of stops from Oval Underground Station (Northern). Just around the corner on Camberwell Church St. you will find a number of Time-Out recommended bars and restaurants.

Owners comments - "We bought it because we like the layout, the full height windows make the apartment quite bright and looking onto courtyards which makes the flat pretty quiet. The finishes and specifications of the flat are much nicer than in other properties we've seen in the area"

Tenure: Leasehold

Council Tax band: E

Authority: London Borough of Southwark

Lease length: 991 years remaining (Started in 2017 with a lease of 999 years)

Ground rent: £500 a year (Not subject to increase)

Service charge: £4,730 a year

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 1

Has lift: Yes

Over commercial premises: Yes

Parking: Gated

Disabled parking: Yes

Controlled parking zone: Yes

Electric vehicle charging point: Yes

Electricity: Connected to mains electricity, Has solar panels

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Communal heating system

Heating features: Double glazing, Solar water, Underfloor heating

Building safety issues: No

Rights and easements: Here is a summary but a property lawyer can advise further:- The property includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and 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.

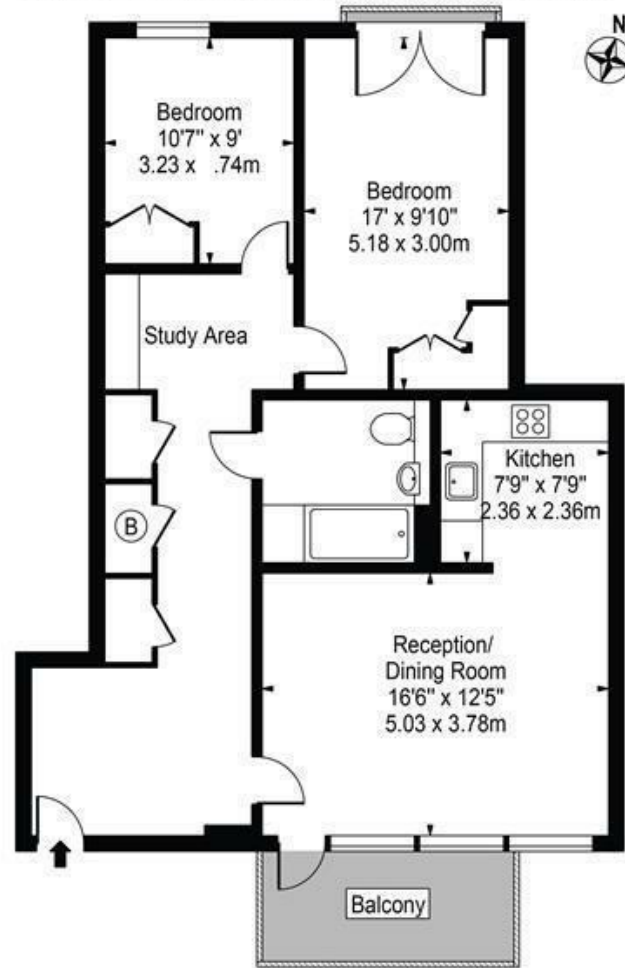
Planning and development: No

Listing and conservation: No

Accessibility: Wide doorways, Lift access

Mining: No coal mining risk identified

Camberwell Passage,  
Camberwell, SE5 0AX  
Approx. Gross Internal Area 858 Sq Ft - 79.71 Sq M



Third 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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