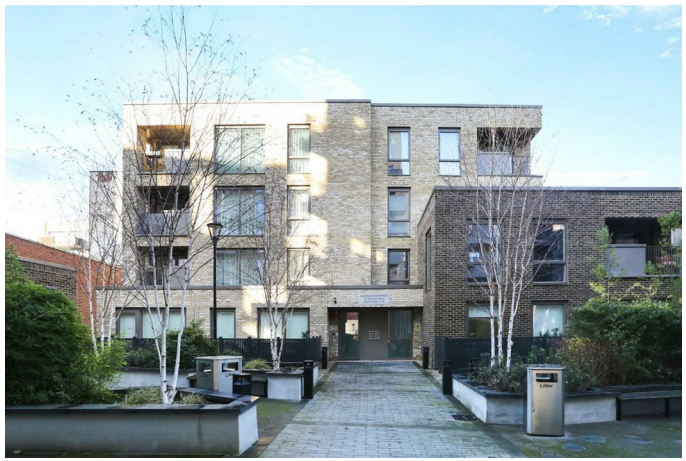


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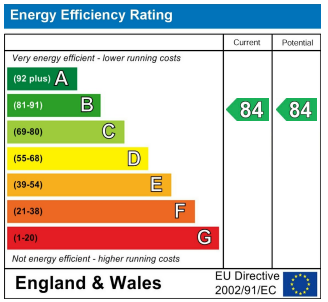
Wyndham Road, London, SE5 | Guide Price £325,000
Call us today on 020 7708 2002

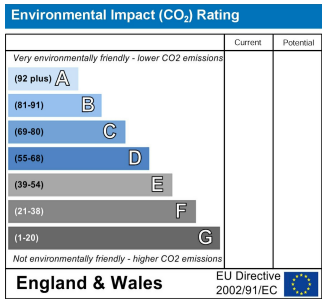





- Large Studio Apartment
- Over 46 Sq M
- Separate Bedroom, Kitchen and Reception
- Modern Finish Throughout
- Lease Length: 995 Years Remaining
- Service Charge: £2,420.16 PA





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A spacious 46 sq m studio flat for sale in Camberwell, featuring a separate sleeping area, private balcony, floor-to-ceiling windows and excellent transport links near Denmark Hill and Oval stations.

Internally you are presented with a good sized reception area, with space for relaxing and for a dining table a chairs. The room is finished with wood effect flooring and a navy blue feature wall. There is a separate sleek kitchen with handleless wall and base units with complementary work tops, built in modern appliances and a white tiled splash back. The bedroom is a generous size with space for a bed and additional furniture and benefits from a built in wardrobe. From the bedroom you can access the private balcony, a great space for enjoying your morning coffee. The smart bathroom has a three piece suite complete with a shower over the bath, WC and a sink, and is finished with modern tiling. The property has floor to ceiling windows throughout, providing plenty of natural light and benefits from a storage cupboard and an entrance area for shoes and coats.

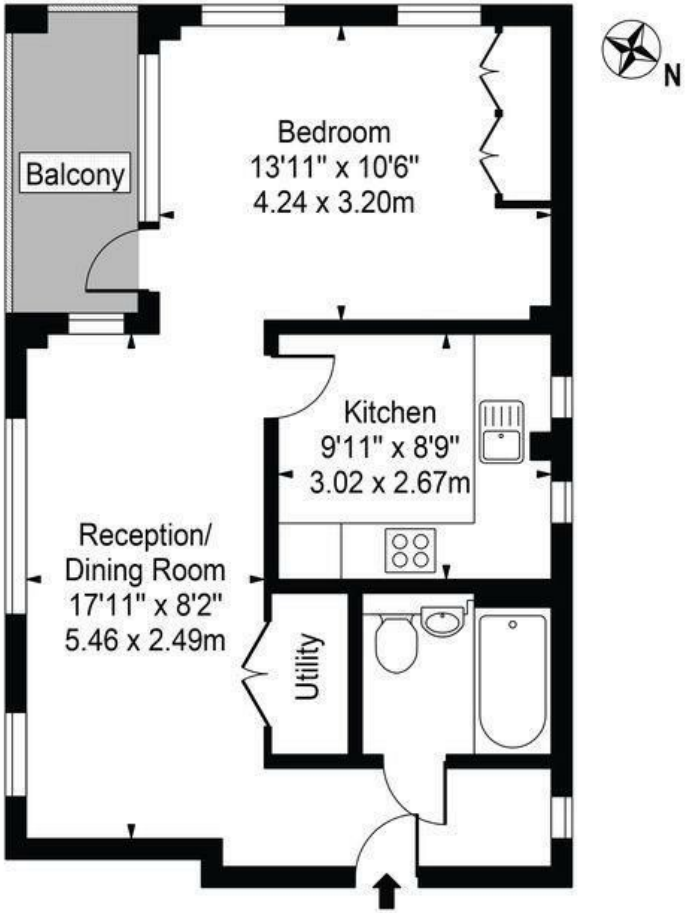
Denmark Hill station is located 1 mile away where you can get a train into London Victoria, Blackfriars or Dalston Junction. Oval station is 0.9 miles away offering the Northern Line. We are spoilt for choice in Camberwell for green spaces with several large parks including Burgess Park, which has designated cycle routes, a gorgeous lake and tennis courts. You can easily access Camberwell Road where you will find several supermarkets and eclectic mix of restaurants, cafes, bars and local pubs. You'll also find many bus routes.

Tenure: Leasehold
Council Tax band: B
Authority: London Borough of Southwark
Lease length: 995 years remaining (Started in 2022 with a lease of 999 years.)
Ground rent: Not payable
Service charge: £2,420.16 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 3
Entrance on floor: 2
Has lift: No
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: Electric heaters
Building safety issues: No
Lease restrictions: No subletting, 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: 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.

Haversham Apartments, Wyndham Road, SE5 0UH

Approx. Gross Internal Area 503 Sq Ft - 46.73 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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

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