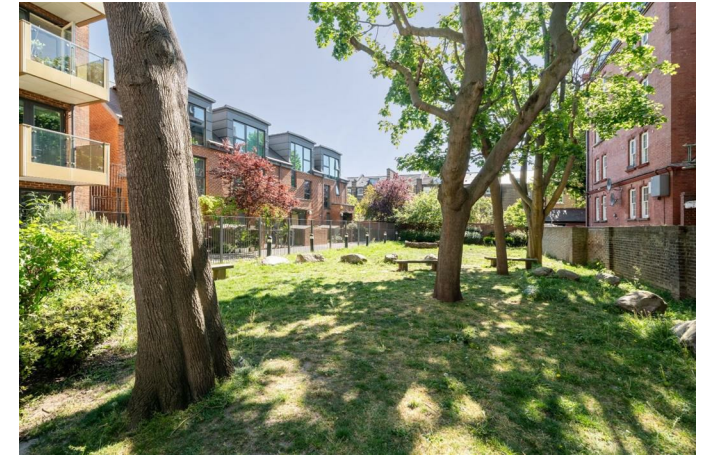




HUNTERS®
HERE TO GET *you* THERE

Edmund Street, London, SE5 | Guide Price £375,000 to £390,000
Call us today on 020 7708 2002



- One Bedroom Apartment
 - Private Balcony
- Modern Kitchen and Bathroom
 - 115 Year Lease Remaining
 - Service Charge £1,832.64 PA
 - Ground Rent £300 PA

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Guide Price £375,000 to £390,000

A modern and bright one bedroom apartment with southwest facing balcony!

Internally you will find a generous sized reception room, with space for relaxing and a small dining table and chairs. There is plenty of natural light and direct access onto your southwest facing balcony, this is the perfect spot to enjoy your morning coffee or a glass of wine in the evening while overlooking the well maintained communal gardens. The modern open plan kitchen has white wall and base units and contrasting black hardware, complementary work tops and there is an integrated oven and hob. The reception room is finished with wooden floors, neutral décor and spot lighting. The bedroom has large floor to ceiling windows, warm carpeting and neutral décor creating a relaxing atmosphere and has ample space for a double bed and additional furniture. You'll also find a smart bathroom with a three-piece suite complete with a shower over the bath, contemporary tiling on the walls and floor and a large wall hung mirror.

Camberwell Road is 0.3 miles way for frequent buses that whisk you to Elephant & Castle tube station. 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. 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. The award-winning Burgess Park is 0.1 miles away, and it is Southwark's largest park. It has had significant investment over the years and features a lovely lake, tennis courts, cafe, and barbecue 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

Local Authority: London Borough of Southwark

Lease length: 115 years remaining (Started in 2015 with a lease of 125 years.)

Ground rent: £300 a year (Subject to increase)

Rent review: Doubling every 25 years

Service charge: £1,832.64 a year

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 5

Has lift: Yes

Over commercial premises: No

Parking: None

Disabled parking: Yes

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: Communal heating system

Heating features: Triple glazing

Building safety issues: No

Rights and easements: Here is a summary but a property lawyer can advise further:- The title includes legal easements referred to in clause LR11.1 of the registered lease. This may include rights such as access or use over other land as specified in the original lease agreement.

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

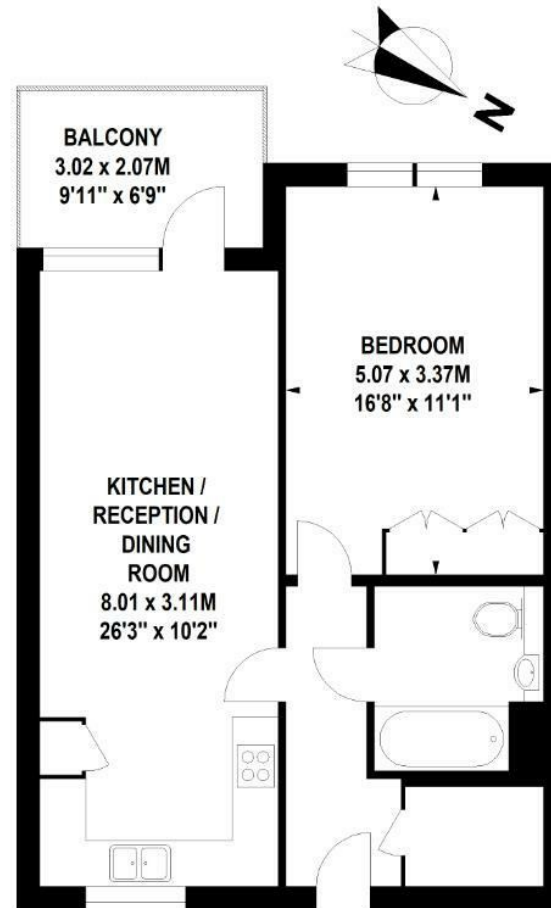
Listing and conservation: No

Accessibility: Lift access, Wide doorways

Mining: No coal mining risk identified

Hogan Court, Edmund Street, SE5

Approximate Gross Internal Area 56 sq m / 603 sq ft



Third Floor

Floor Plan produced for Hunters by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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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