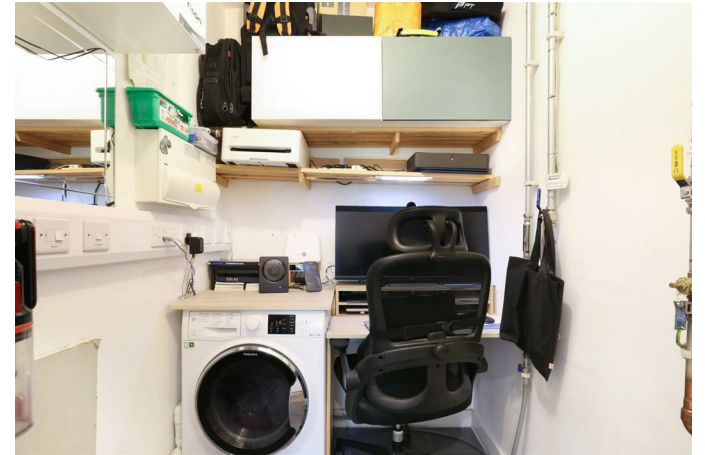
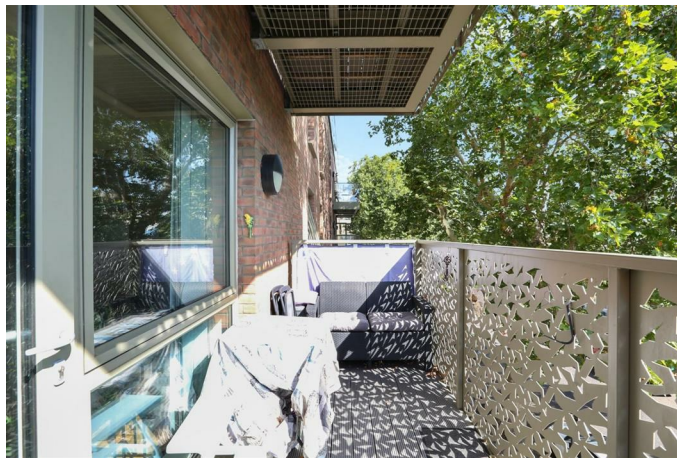




HUNTERS®
HERE TO GET *you* THERE

Lomond Grove, London, SE5 | £350,000
Call us today on 020 7708 2002



- One Bedroom Apartment
 - Private Balcony
 - Modern and Bright
- Lease Length: 240 Years Remaining
 - Service Charge: £1,687.40 PA
- Ground Rent: £350 PA (Subject to Increase)

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	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	EU Directive 2002/91/EC

A modern and bright one bedroom apartment with a private balcony in a sought-after development close to Burgess Park!

Internally you are presented with spacious open plan reception room, with ample room for relaxing and for a dining table and chairs. The modern kitchen area has a good range of white wall and base units with a complementary work top, a metro tiled splash back and built in appliances. From the reception room you can access the private balcony, the perfect spot to enjoy your morning coffee or a glass of wine in the evening. There is a good-sized bedroom, with plenty of space for a double bed and additional furniture, further benefitting from built in storage and the floor to ceiling window keeping the space bright. There is a utility room that is currently being used for a work from home space. The bathroom has been finished in a modern tiled style, with a three piece suite complete with a shower over the bath, a WC and a sink.

Residents of the development enjoy access to secure bike storage, attractive communal gardens and a children's play area.

Burgess Park is 0.1 miles away, offering landscaped walking routes, a lake, tennis courts and designated cycle paths, perfect for unwinding after work or weekend exercise. Camberwell's vibrant social scene is close at hand, with Camberwell Church Street 0.3 miles away, home to an eclectic mix of cafés, independent restaurants, pubs and several supermarkets. Elephant & Castle station (1.3 miles away) is a popular choice for City commuters and easily accessible, while Oval station (1.1 miles away) provides fast connections into the West End and beyond. Denmark Hill station is 0.8 miles away, offering direct services to Victoria, Blackfriars and Dalston Junction. Numerous bus routes along Camberwell Road (0.2 miles away) provide additional direct links to Oxford Circus, South Kensington and Battersea.

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 240 years remaining (Started in 2016 with a lease of 250 years.)

Ground rent: £350 per annum

Review period: Every 10 years in line with RPI

Service charge: £1,687.40 per annum

Construction: Standard construction

Property type: Flat

Number of floors in building: 5

Entrance on floor: 2

Has lift: Yes

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: Central heating

Building safety issues: None

Lease restrictions: The Lease prohibits or restricts alienation.

Public right of way through and/or across your house, buildings or land: No

Flood risk: Yes - surface water

History of flooding: No

Planning and development: None

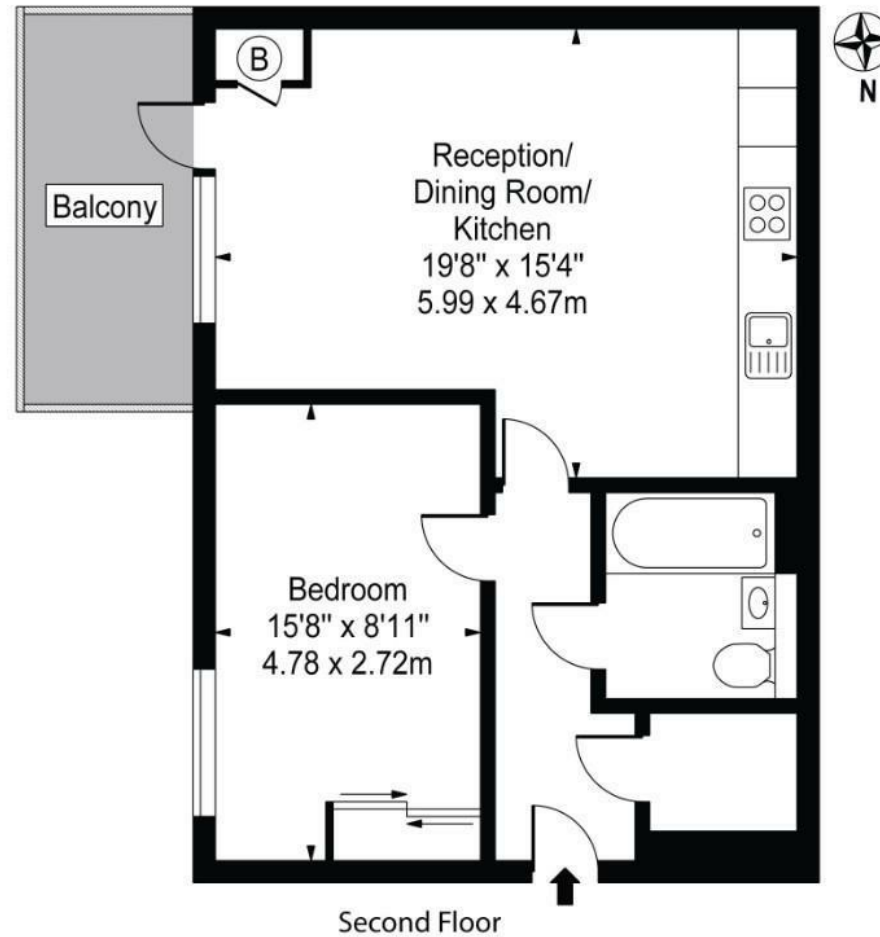
Listing and conservation: None

Accessibility: Lift access

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.

Warren Court,
Lomond Grove, SE5 7LE
Approx. Gross Internal Area 552 Sq Ft - 51.28 Sq M



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

HUNTERS[®]
HERE TO GET *you* THERE