

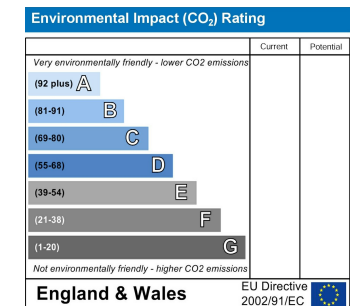
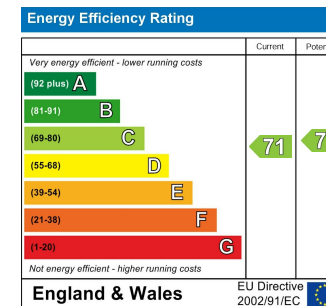


HUNTERS®
HERE TO GET *you* THERE

Camberwell Road, London, SE5 | Guide Price £350,000 to £375,000
Call us today on 020 7708 2002



- One Bedroom Apartment
 - Top Floor
 - Private Balcony
- Recently Refurbished Kitchen and Bathroom
- Lease to be Extended to 999 Years Prior to Completion
 - Ground Rent £75 PA
 - Service Charge £400 PA



Guide Price £350,000 to £375,000!

A one-bedroom top floor flat with private balcony and a recently refurbished kitchen and bathroom.

Internally you will find a generous sized reception room, with direct access on your good-sized balcony, which is the perfect spot for al fresco dining in the warmer months or enjoying your morning coffee. The reception room further benefits from built-in shelving for added convenience and has recently been re-painted with neutral décor. The kitchen has recently been refurbished with touch door gloss white wall and base units keeping the space sleek, an integrated oven and hob and complimentary wall and floor tiling. Also recently refurbished is a modern shower room, with a sink with storage underneath and WC. The bathroom has been finished with contrasting wall and floor tiling. The bedroom is a good size with plenty of space for a double bed and additional furniture and has also recently been re-painted with neutral décor.

On Camberwell Road you will find several supermarkets and eclectic mix of restaurants, cafes, bars and local pubs. You'll also find many bus routes into Oxford Circus, South Kensington and Battersea. Denmark Hill station is located 1 mile away where you can get a train into London Victoria, Blackfriars or Dalston Junction. Oval station is also 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, tennis courts and barbeque facilities.

Tenure: Share of Freehold

Council Tax band: B

Authority: London Borough of Southwark

Lease length: 64 years remaining (Started in 1990 with a lease of 99 years.) Lease to be extended to 999 years prior to completion.

Ground rent: £75 a year (Not subject to increase)

Service charge: £400 a year

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 5

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Parking: None

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: No

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Heating features: None

Building safety issues: No

Restrictions:

Here is a summary but a property lawyer can advise further: - There are exceptions from registration for any dealings made in breach of the prohibition or restriction against dealings contained in the Lease.

Rights and easements:

Here is a summary but a property lawyer can advise further:- The title includes any legal easements granted by the registered lease(s) and is subject to any rights it reserves, as long as these 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.

Planning and development: No

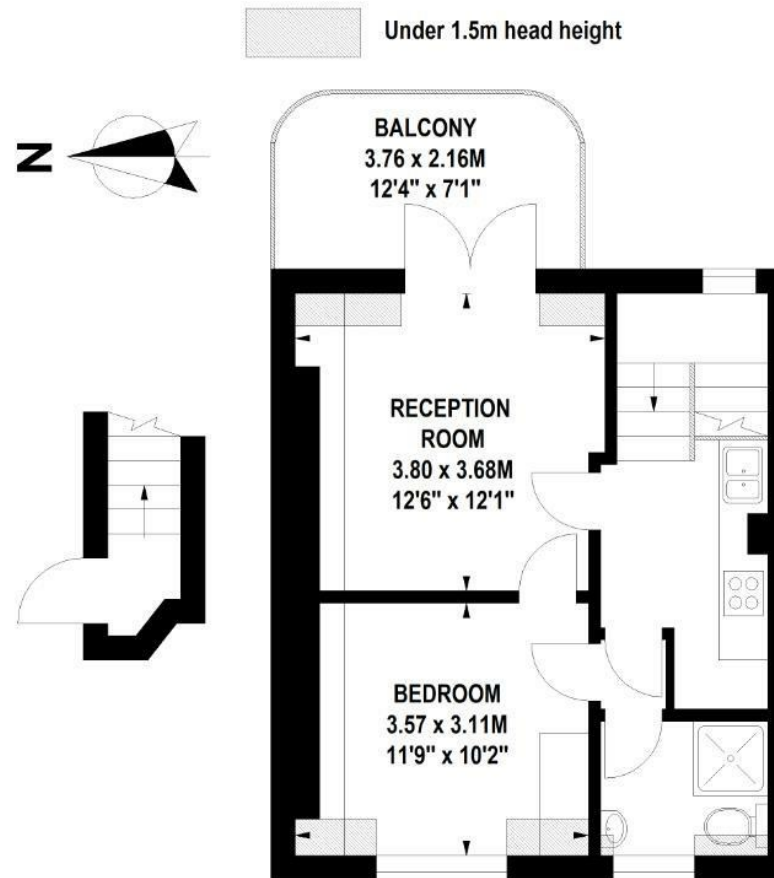
Listing and conservation: No

Accessibility: None

Mining: No coal mining risk identified

Camberwell Road, SE5

Approximate Gross Internal Area 42 sq m / 452 sq ft



Second Floor
Entrance

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.

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