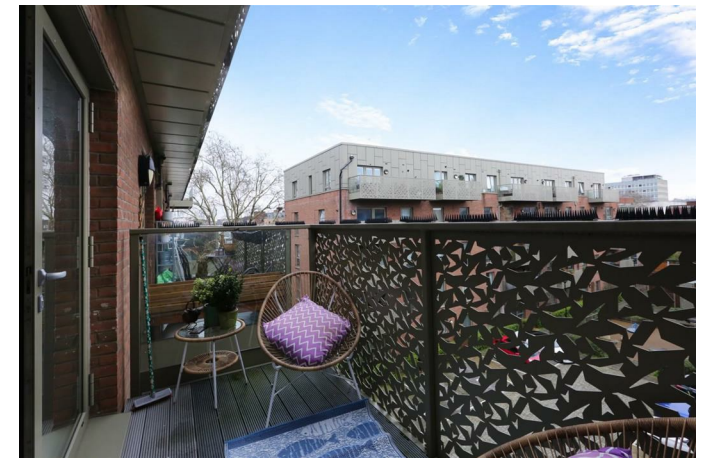




**HUNTERS®**  
HERE TO GET *you* THERE

Broome Way, London, SE5 | Guide Price £380,000  
Call us today on 020 7708 2002





- One Bedroom Apartment
  - Private Balcony
- Modern Kitchen and Bathroom
- Lease Length: 240 Years Remaining
- Service Charge: £1200 PA
- Ground Rent: £350 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 <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	

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

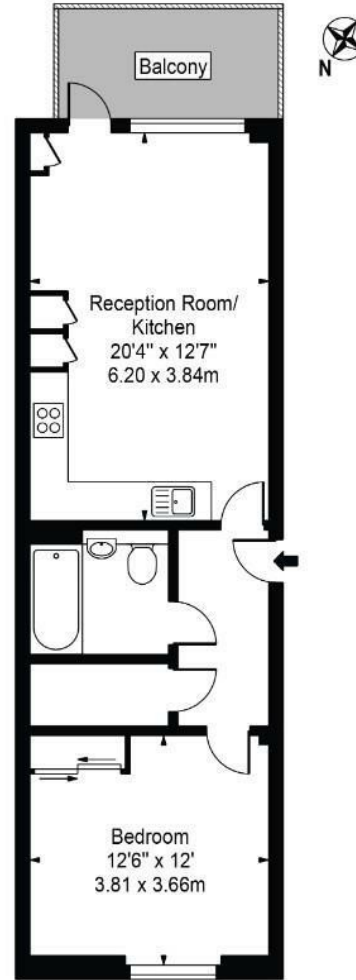
Internally you are presented with a good sized open plan reception room, with plenty of space for relaxing and direct access to the private balcony, the perfect spot to enjoy your morning coffee or enjoy a glass of wine in the evening. The modern kitchen area has a good range of white gloss wall and base units, complementary work tops, built in appliances and a stylish white metro tiled splash back. The bedroom is a generous size with ample room for a double bed and additional furniture and benefits from a built in wardrobe and the floor to ceiling windows ensure plenty of natural light. The smart and contemporary bathroom has a three piece suite complete with a shower over the bath, a WC and a sink and is finished with modern tiling. The property further benefits from hallway storage and within the development there are communal gardens with a children's play area, and designated bicycle storage.

Broome Way is located off Camberwell Road, with good bus links to Clapham Junction, Dulwich, Shoreditch, Elephant & Castle, London Bridge, the City and Liverpool Street. From here your nearest overground is Denmark Hill Station which is located 0.9 miles away. Head to Oval Tube Station (1.1 miles) for the Northern Line or Elephant and Castle (1.4 miles) for the Thameslink or the Bakerloo and Northern lines. Cyclists will be pleased to hear that via Burgess Park there are designated cycle routes. Camberwell has long been known for its artistic connections and the South London Gallery. We are spoilt for choice in Camberwell for green space with several large parks, your nearest is Burgess Park (0.3 miles) which has a gorgeous lake and tennis courts.

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: 10 years in line with RPI  
Service charge: £1200 per annum  
Section 20: Internal redecoration, cost TBC  
Construction: Standard construction  
Property type: Flat  
Number of floors in building: 4  
Entrance on floor: 3  
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: Low - surface water  
History of flooding: No  
Planning and development: None  
Listing and conservation: None  
Accessibility: Lift  
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.

Scott Court,  
Broome Way, SE5 7FY  
Approx. Gross Internal Area 540 Sq Ft - 50.17 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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