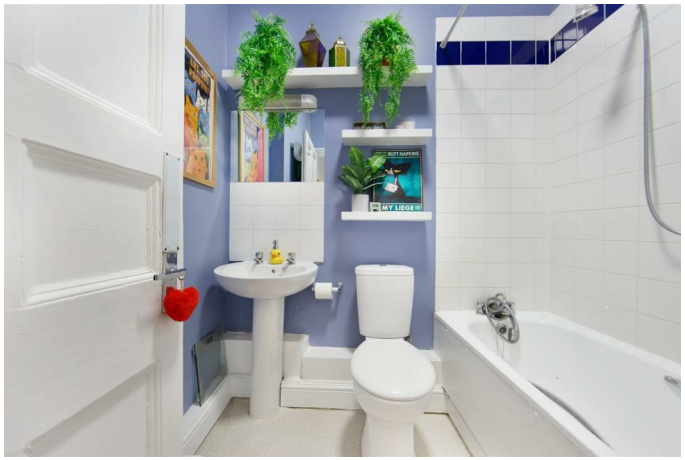
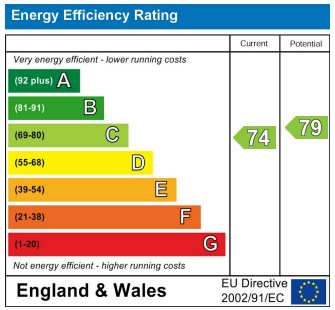
HUNTERS®

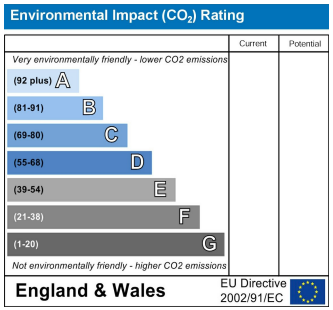
HERE TO GET *you* THERE

Addington Square, London, SE5 | Guide Price £300,000
Call us today on 020 7708 2002



- Studio Flat
- Grade II listed Georgian building
- Separate Kitchen
- Share of Freehold
- Chain Free
- Lease Length: 117 Years Remaining





HUNTERS®
HERE TO GET *you* THERE

A well-presented studio flat in a grade II listed Georgian building on a sought-after prominent square in Camberwell!

Internally you are presented with a bright living room/bedroom with two large sash windows offering plenty of natural light. There is a separate modern kitchen with space for a small dining table and chairs, there are a good range of white wall and base units with contrasting black hardware, complementary work tops and a built-in oven and hob. The bathroom has a three-piece suite complete with a shower over the bath, a WC and a sink and it has been finished with localised tiling and blue painted walls. The property has retained some of its period charm with sash windows and an arched internal doorway.

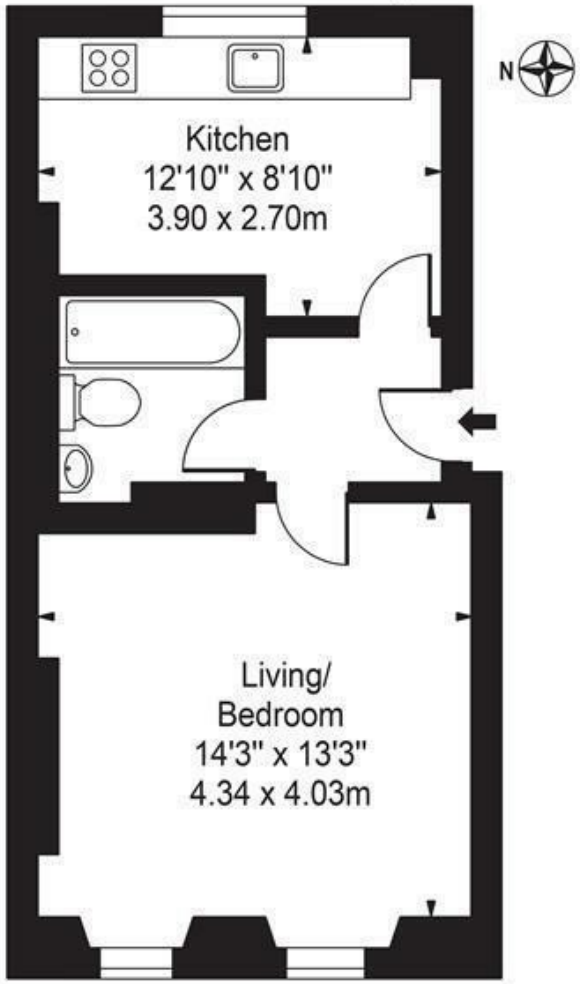
Addington Square is in the heart of a regeneration scheme which has encouraged dramatic uplift in both Camberwell and Walworth. One end of the square leads directly onto the Burgess Park tennis courts and also has designated cycle routes, a gorgeous lake, tennis courts and a children's playground. You can easily access Camberwell Road and a 0.6 mile walk to Camberwell Church Street where 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 1.1 mile away where you can get a train into London Victoria, Blackfriars or Dalston Junction. Oval station is also 1 mile away offering the Northern Line.

Tenure: Share of Freehold
Council Tax band: B
Authority: London Borough of Southwark
Lease length: 117 years remaining (Started in 2018 with a lease of 125 years.)
Ground rent: Not payable
Service charge (building insurance): Approx. £600 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 5
Entrance on floor: 1
Has lift: No
Over commercial premises: No
Parking: On street, permit required
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Gas central heating
Building safety issues: None
Lease restrictions: None
Public right of way through and/or across your house, buildings or land: No
Flood risk: Yes - surface water
History of flooding: None
Planning and development: Planning approved for garden flat
Listing and conservation: Grade II listed building and Addington Square conservation area
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.

Addington Square, SE5

Approx. Gross Internal Area 367 Sq Ft - 34.09 Sq M



Ground 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

HUNTERS®
HERE TO GET *you* THERE