HUNTERS®

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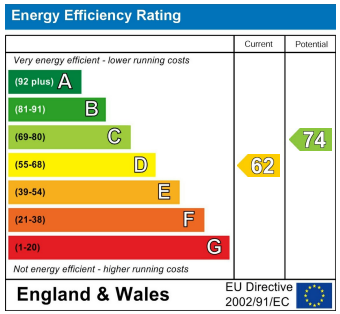
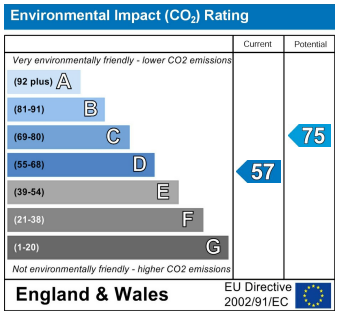
Brunswick Park, London, SE5 | Offers In Excess Of £650,000
Call us today on 020 7708 2002

- Restored Grade II Regency Building
- Two Bedrooms
- Two Bathrooms
- Lease Length: 115 Years Remaining
- Service Charge: £2,720 PA
- Ground Rent: £495 PA (Subject to Increase)





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A two bedroom, two-bathroom apartment with a bespoke and luxurious finish, set in a restored historic grade II listed Regency building.

Internally you are presented with a spacious reception room with ball room height ceilings, two large Regency style sash windows with full length original shutters giving you views of the park. The room has had many of its original features reinstated including the egg and dart cornicing design, Georgian marble fireplace from Henley and Kingston and wide plank oak flooring, with twelve light grand chandeliers continuing the Regency theme. There is a classic and modern kitchen with Tewkesbury oak units and black granite work tops, integrated appliances including an oven and hob, microwave, dishwasher and wine chiller and is finished with a marble style tiled splash back and interchangeable lighting. Both bedrooms are of a good size and have high ceilings and sash windows with garden views. The master bedroom has a walk-in wardrobe and a sleek ensuite with a rain shower, chrome fittings, marble style tiling and a heated towel rail. The family bathroom has a large Burlington claw feet bath and is finished with a patterned floor tile and metro tiled walls.

Brunswick Park is overlooked by some of the loveliest houses in Camberwell - with an area of private communal garden and tennis courts in the centre. It was named after King George IV's marriage to Caroline, daughter of the Duke of Brunswick. You are just a 0.3 mile walk to Camberwell Church Street where you can hop on a number of buses that will whisk you into the City and beyond. Denmark Hill Station is a pleasant 0.7 mile walk away and offers fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington. Camberwell Church Street has seen a boom in the number of fantastic independent restaurants, cafes and bars meaning you will be spoilt for choice on your doorstep. Peckham is just down the road and is one of South London’s most exciting destinations, with great music, art and food. Brixton is not far in the opposite direction and has become famous in recent years for its fabulous food market and nightlife. Brunswick Park is not the only greenspace nearby. Burgess Park is just a short walk away and has lots to offer with numerous tennis courts, a lake and a cycle route to the city.

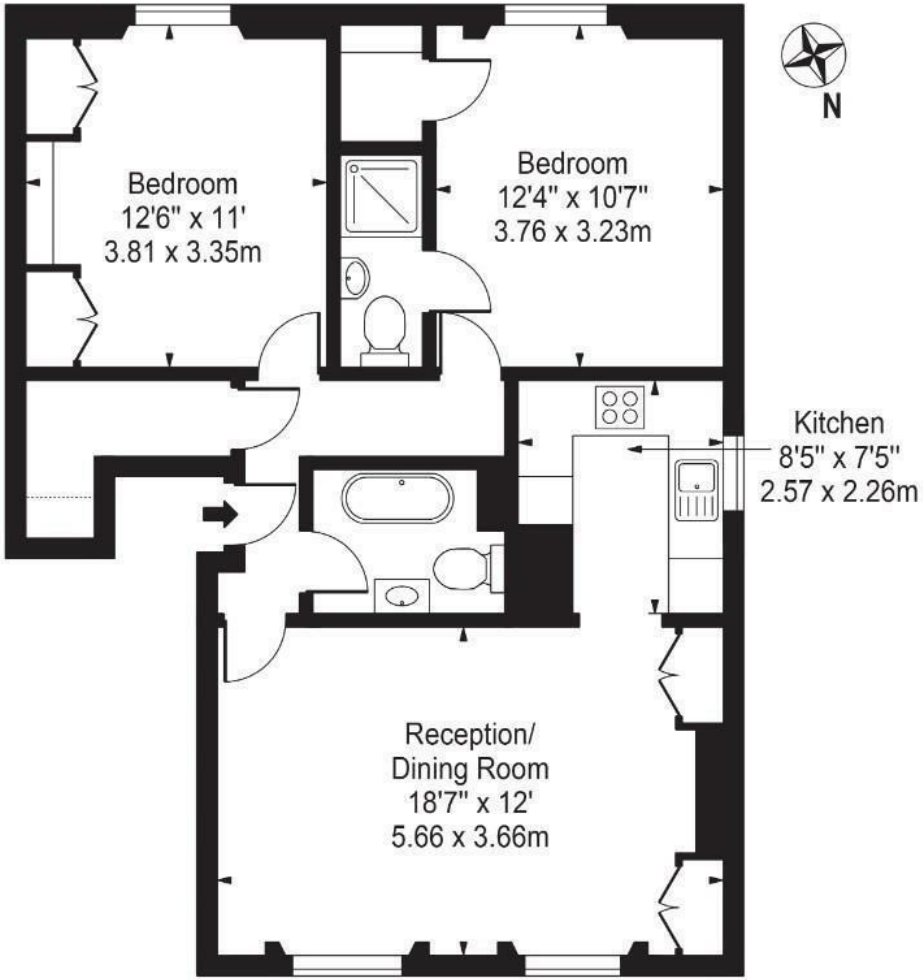
Tenure: Leasehold
Council Tax band: C
Authority: London Borough of Southwark
Lease length: 115 years remaining (Started in 2017 with a lease of 125 years.)
Ground rent: £495 per annum
Review period: Every 10 years, in line with RPI
Service charge: £2,720 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 4
Entrance on floor: G
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: 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: Low - surface water
History of flooding: None
Planning and development: None
Listing and conservation: Grade II listed building
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.

Brunswick Park, SE5 7RH

Approx. Gross Internal Area 739 Sq Ft - 68.66 Sq M



Raised 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.

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