

HUNTERS®
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Comber Grove, London, SE5 | Guide Price £375,000 to £400,000
Call us today on 020 7708 2002

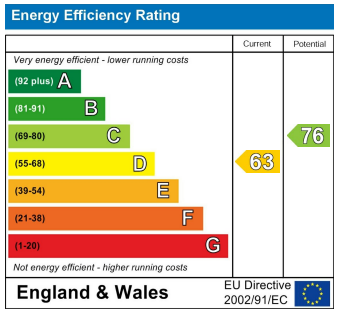


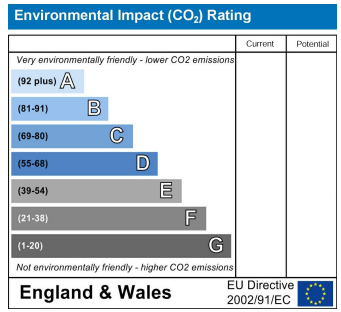






- Four Bedrooms
- Purpose Built Flat
- Lease Length: 89 Years Remaining
- Service Charge: £4,475.33 PA (including hot water & heating)
- Ground Rent: £10 PA





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Situated in the heart of Camberwell, this generously proportioned, purpose-built four-bedroom flat offers versatile accommodation, well suited to modern living.

The open-plan reception room provides an inviting space to relax or entertain, featuring a characterful fireplace and two impressive floor-to-ceiling windows that create a striking focal point. The adjoining kitchen is fitted with white wall and base units, granite-effect worktops, and a range of integrated appliances, including an oven, hob and microwave. There are four bedrooms, offering flexibility for a variety of living arrangements. Two of the larger double bedrooms benefit from built-in storage, as does the third bedroom, while the fourth provides a useful additional room, ideal for use as a home office, nursery or guest bedroom. The accommodation is completed by a bathroom fitted with a bath and overhead shower, a wash basin and a separate WC, providing added practicality for day-to-day living.

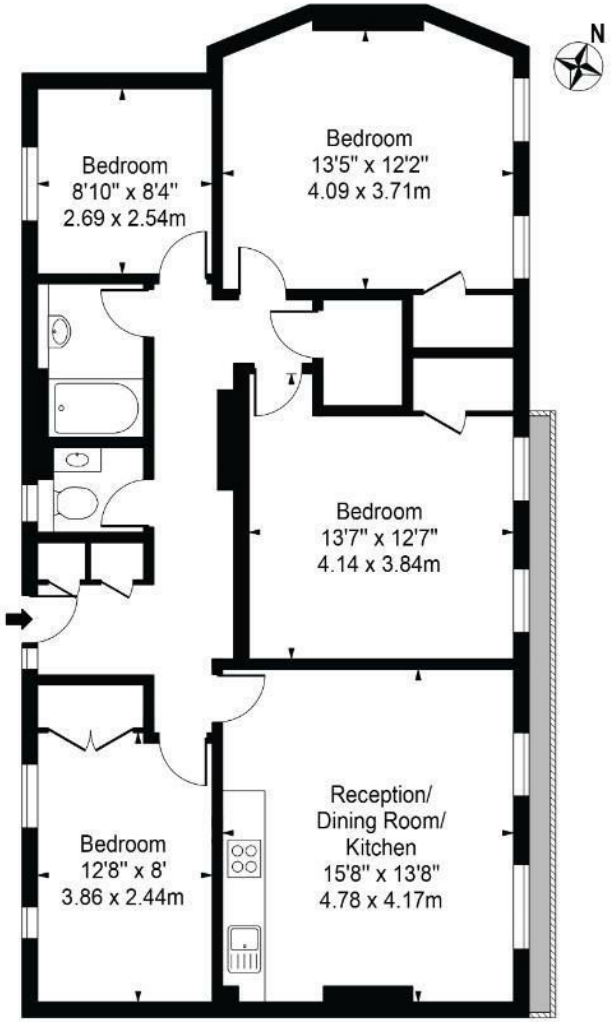
You can easily access Camberwell Road where you'll also find many bus routes into Elephant & Castle, Oxford Circus, and Shoreditch. Oval station is 0.8 miles away offering the Northern Line. Denmark Hill station is located 1 mile away where you can get a train into London Victoria, Blackfriars or Dalston Junction. We are spoilt for choice in Camberwell for green spaces with several large parks including Burgess Park, 0.4 miles away, which has designated cycle routes, a gorgeous lake and tennis courts. Camberwell itself is making a name for itself on London's foodie map with lots of new independent restaurants, cafes and bars opening. The vibrant local art scene includes the South London Gallery and events such as Camberwell Arts Festival, which runs every summer.

Tenure: Leasehold
Council Tax band: C
Authority: London Borough of Southwark
Lease length: 89 years remaining (Started in 1990 with a lease of 125 years.)
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £4,475.33 per annum (including hot water and heating)
Construction: Standard construction
Property type: Flat
Number of floors in building: 4
Entrance on floor: 1
Has lift: No
Over commercial premises: No
Parking: On estate, permit required
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Communal heating and hot water
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: No
Planning and development: None
Listing and conservation: None
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.

Grenfell House, SE5 0LG

Approx. Gross Internal Area 1010 Sq Ft - 93.83 Sq M



First 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

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