

HUNTERS®

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Marianne Close, London, SE5 | Guide Price £350,000
Call us today on 020 7708 2002

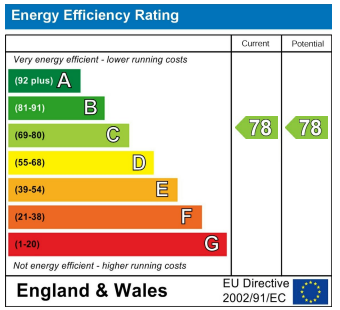


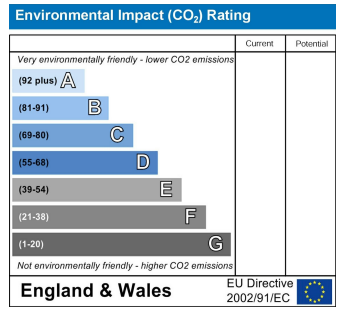






- One Bedroom
- Study
- Grade II Listed Development
- Lease Length: 985 Years Remaining
- Service Charge: £2,600 PA
- Ground Rent: £250 PA





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Guide Price £350,000 to £375,000

A one-bedroom apartment with separate study for sale in a Grade II listed development in Camberwell, opposite Brunswick Park and close to Burgess Park, local cafés, restaurants and Denmark Hill station.

Internally you are presented with a bright open plan reception room, with space for relaxing and for a dining table and chairs. The modern kitchen area has sleek white gloss wall and base units, a complimentary grey quartz worktop and built in appliances. The bedroom is of a good size with plenty of space for a double bed and additional furniture, and there is a separate study with built in storage. There is a bright bathroom with a three-piece suite complete with overhead rain shower, a sink and a WC and is finished with neutral wall and floor tiling. The property has neutral décor and wooden flooring throughout.

Located opposite the wonderful Brunswick Park and just a short 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, Kings Cross for connections North and to Europe via Eurostar. 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 0.5 mile 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: D
Authority: London Borough of Southwark
Lease length: 985 years remaining (Started in 2012 with a lease of 999 years.)
Ground rent: £250 per annum
Review period: Doubling, every 15 years
Service charge: £2,600 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 2
Entrance on floor: 2
Has lift: No
Over commercial premises: No
Parking: None - speak to agent
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: No
Lease restrictions: No
Public right of way through and/or across your house, buildings or land: No
Flood risk: No
History of flooding: No
Planning and development: None
Listing and conservation: Grade II listed development
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.

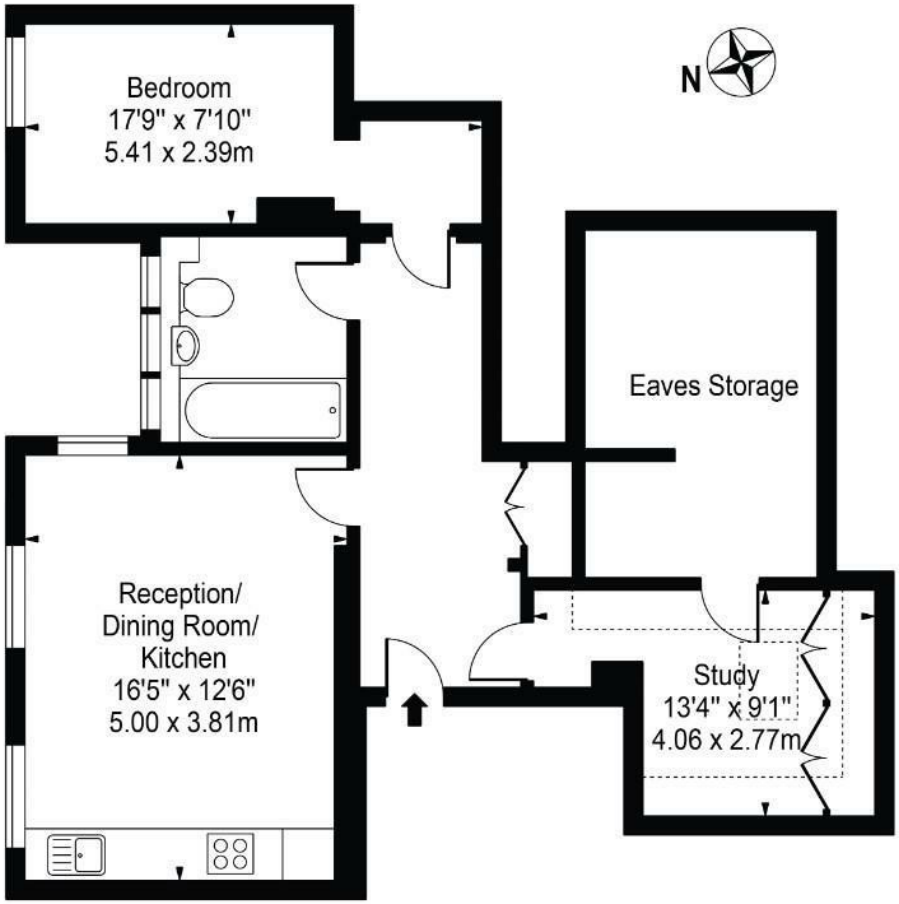
Marianne Close, SE5 7FH

Approx. Total Internal Area 724 Sq Ft - 67.26 Sq M

(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 557 Sq Ft - 51.75 Sq M

(Excluding Eaves Storage & Restricted Height Area)



Second 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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