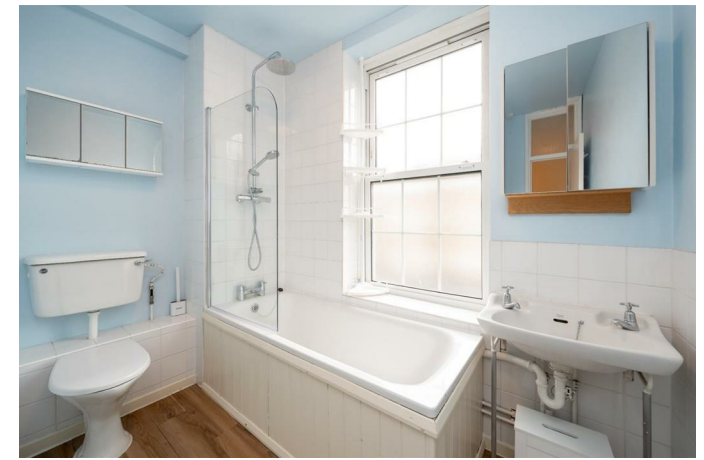


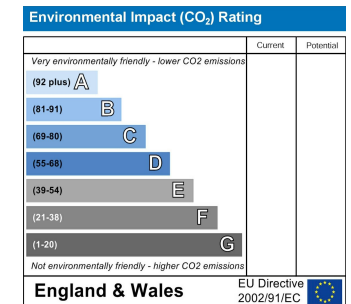
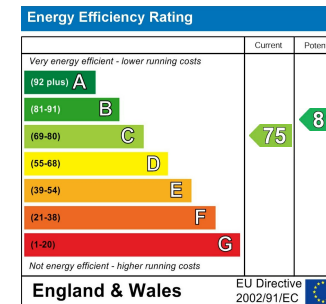


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Comber Grove, London, SE5 | Guide Price £300,000 to £325,000
Call us today on 020 7708 2002



- Large One Bedroom Apartment
 - Spacious Living Area
 - Eat-In Kitchen
- Lease Length 105 Years Remaining
- Ground Rent £10 PA (Not Subject to Increase)
- Service Charge £1,650.13 PA
- Chain Free



Guide Price £300,000 to £325,000

A large one-bedroom apartment in an attractive and characterful block set around a green! Chain Free

Internally you are presented with a bright and open reception room, with space for relaxing or entertaining guests, the room benefits from two sash windows offering plenty of natural lighting and contemporary décor and carpeting. There is a separate eat in kitchen with cream wall and base units, stylish metro wall tiling and wood effect flooring. There is a good-sized bedroom with plenty of space for a double bed and additional furniture and the room is also finished with carpeting and neutral décor. The bathroom has a three-piece suite, complete with overhead shower, a sink and a WC, and has been partially white tiled and painted with pastel blue décor. The property further benefits from a spacious entrance with two built in storage cupboards for added convenience. Cameron House is an attractive U-shaped block set around the green.

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, 0.2 miles away, which has designated cycle routes, a gorgeous lake, tennis courts and barbeque facilities. 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: B

Authority: London Borough of Southwark

Lease length: 105 years remaining (Started in 2005 with a lease of 125 years.)

Ground rent: £10 a year (Not subject to increase)

Service charge: £1,650.13 a year

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 4

Entrance on floor: 2

Has lift: No

Over commercial premises: No

Parking: Communal

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Heating features: Double glazing

Building safety issues: No

Rights and easements:

Here is a summary but a property lawyer can advise further:- The lease gives the right to use certain easements and rights as per the Housing Act 1985, Schedule 6, and the lease agreements.

Public right of way through and/or across your house, buildings or land: No

Flood risk: Yes

History of flooding: No history of flooding has been reported.

Planning and development: No

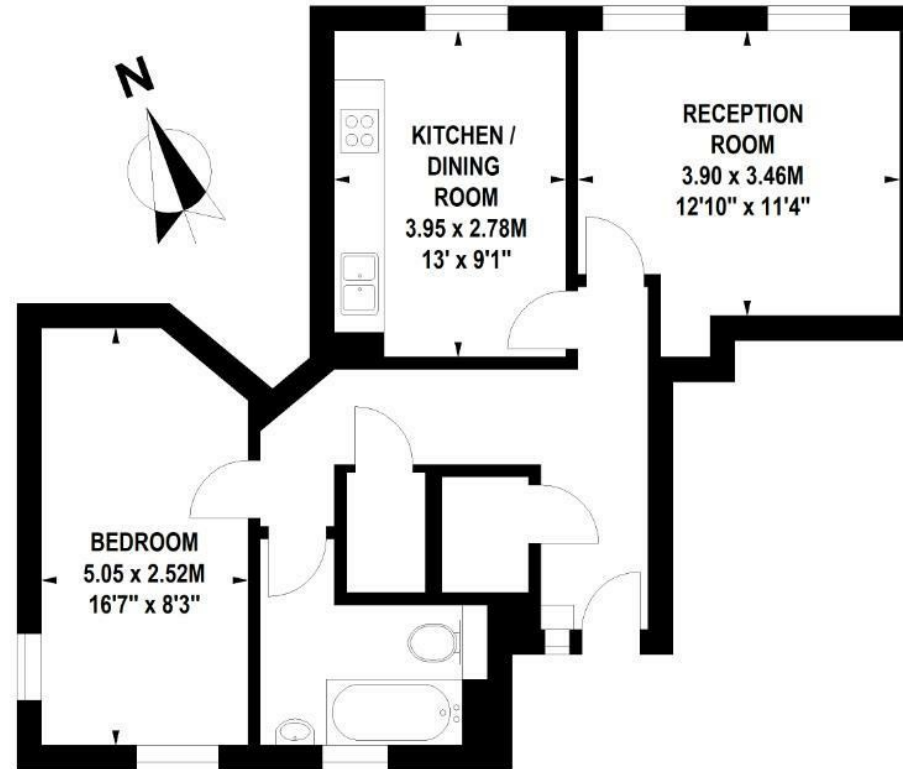
Listing and conservation: No

Accessibility: None

Mining: No coal mining risk identified

Cameron House, Comber Grove, SE5

Approximate Gross Internal Area 58 sq m / 624 sq ft



Second Floor

Floor Plan produced for Hunters by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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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