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Comber Grove, London, SE5 | £365,000
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- Two Bedrooms
- Open Plan Kitchen/Reception
 - Balcony
 - Generously Sized
- Close to Burgess Park
 - Lift

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

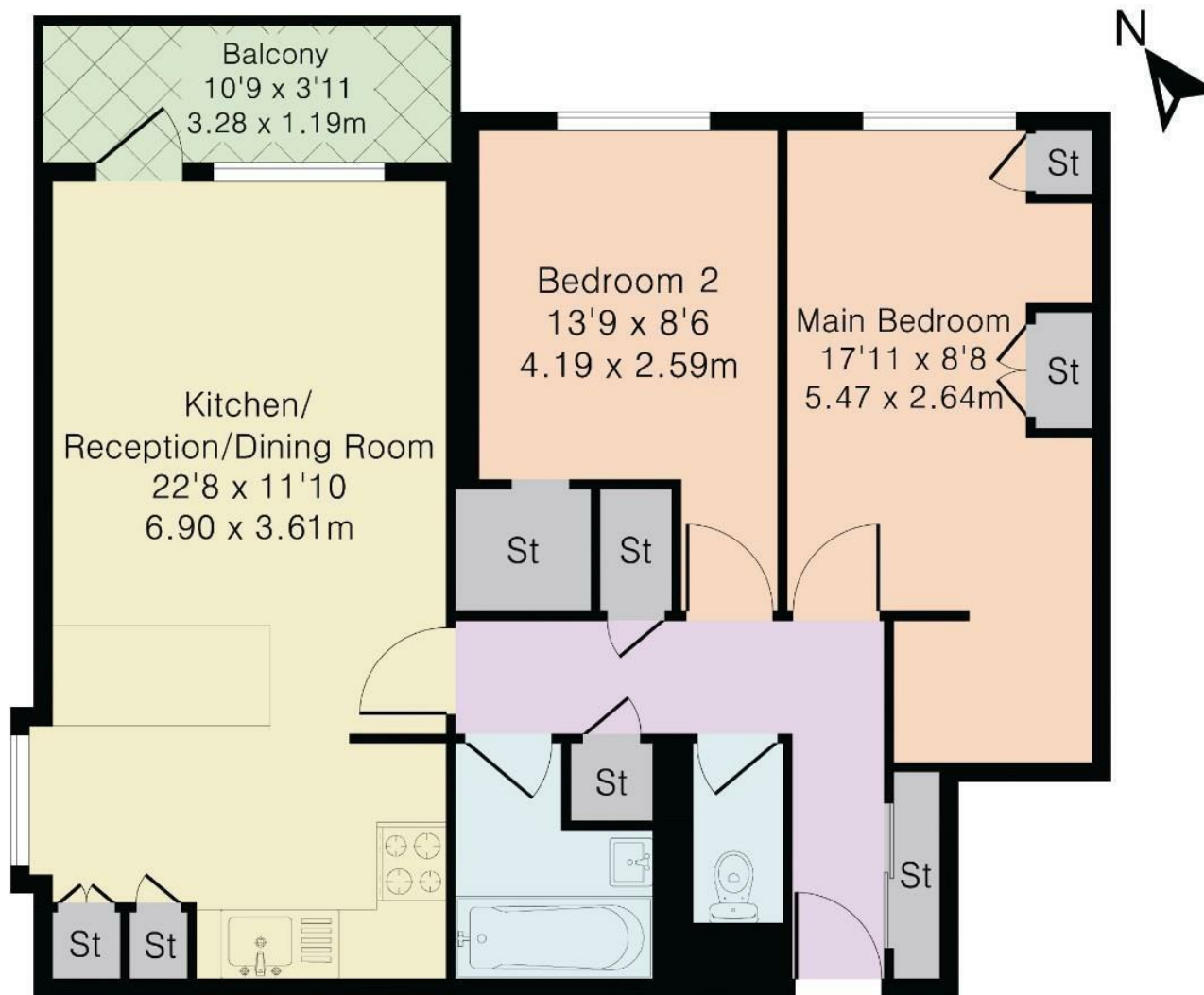
Close to Burgess Park, this Spacious Two-Bedroom Apartment, With a Balcony and Lift

This two-bedroom apartment offers modern living with a touch of style and comfort. The open-plan reception area is bright and inviting, providing ample space to relax or entertain guests. It's finished with sleek white walls and wood flooring, creating a contemporary feel. The stylish kitchen features red high-gloss wall and base units, granite-effect worktops, and an integrated oven and hob. There's also space for plumbing and white goods, making it as practical as it is eye-catching. From the reception, a single door leads to the balcony which offers room for a small table and chairs - ideal for enjoying your morning coffee or growing your favourite plants and herbs. The apartment boasts two generously sized double bedrooms, both with built-in storage for added convenience and wood flooring that continues the modern aesthetic throughout. The bathroom, located off the hallway, is contemporary in design and includes a sink and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash. A separate W.C. adjacent to the bathroom provides additional convenience.

Oval tube station (Northern line) is less than a mile away if you're walking or just a couple of stops on the bus from Camberwell New Road. Denmark Hill Station is just over a mile away for direct services to Victoria, the Thameslink line, and the Overground between Clapham Junction and Highbury and Islington (via Shoreditch). Head to Camberwell Road for buses to central London, via Elephant and castle tube station (Northern, Bakerloo). Alternatively, you are just twenty minutes away from the river at Vauxhall. Wyndham road sits between Kennington Park and Burgess Park. Both are fantastic facilities, and Burgess Park works as a cycle route, heading past the lake and into Bermondsey where you can find the famous Maltby Street Market. 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: 103 years remaining (Started in 2003 with a lease of 125 years)
Ground rent: £10 a year (Not subject to increase)
Service charge: £2,460 a year
Construction: Standard construction
Property type: End-terrace, Flat
Number of floors: 5
Entrance on floor: 2
Has lift: Yes
Over commercial premises: No
Parking: Communal, On Street
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
Restrictions:
Title TGL230661 contains restrictions or restrictive covenants.
Here is a summary but a property lawyer can advise further: - No sale or transfer of the property can be registered without written consent from Santander UK PLC, due to a charge against the property.
Rights and easements:
Title TGL230661 contains beneficial rights or easements.
Here is a summary but a property lawyer can advise further:- The property benefits from and is subject to certain easements and rights as specified in Schedule 6 of the Housing Act 1985.
Public right of way through and/or across your house, buildings or land: No
Flood risk: Yes
River and sea flooding risk: Very Low; Surface water flooding risk: High;
Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely
History of flooding: No history of flooding has been reported.
Coastal erosion risk: No
Planning and development: No
Listing and conservation: No
Accessibility: Lift access, Wide doorways, Level access
Coalfield or mining: No coal mining risk identified

Approximate Gross Internal Area 670 sq ft - 62 sq m



Second Floor

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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