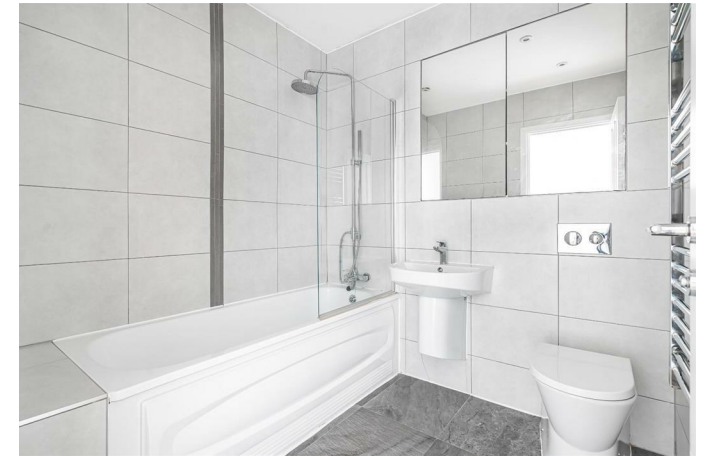


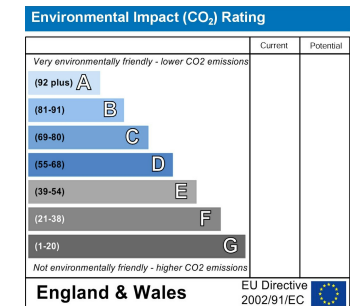
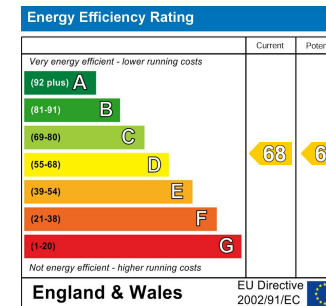


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- Two Bedrooms
- Purpose Built Apartment
- Open Plan Reception Room
- Winter Garden
- Lease Length: 115 Years Remaining
- Ground Rent: £300 PA (Subject to Increase)
- Service Charge: £1914.66 PA Approx



A modern and smart two-bedroom purpose built apartment, over 1000 sq ft, with a winter garden!

Internally you are presented with a spacious open plan reception room, with plenty of space for relaxing and for a dining table and chairs. The room is finished with wood effect flooring and neutral décor. The modern kitchen area has built-in appliances, white wall and base units and a contrasting black work top and a chic black tiled splash back. From the reception room you have access to a winter garden, a bright and airy extension to the living space with large windows and tiled flooring. There are two good sized bedrooms, both with space for a bed and additional furniture. The master bedroom benefits from a smart ensuite shower room with a large walk-in shower, a sink and WC and is finished with large white wall tiling and complementary grey floor tiling. There is also a modern family bathroom with a three piece suite complete with a shower over the bath, a sink and a WC and is also has the same modern finish as the ensuite.

There is a supermarket currently occupying the retail unit underneath which is very convenient. Denmark Hill Station is a 0.8 mile walk for Zone 2 trains (fast to Victoria, Thameslink line to the City) and the Overground service to fashionable East London (Shoreditch, Dalston Junction, Highbury and Islington) and Clapham High Street and Junction. From Camberwell Green you can get a bus to most parts of London and you're just a couple of stops from Oval Underground Station (Northern). Just around the corner on Camberwell Church St. you will find a number of Time-Out recommended bars and restaurants, and the best pizza for miles at Theo's. Camberwell is famous for its art scene and the South London Gallery is a 0.8 mile walk. In addition to this you are spoilt for parks in the area, from the huge Burgess Park, 0.4 miles away, complete with lake, to the smaller Victorian gardens secretly dotted near every street. Camberwell has been undergoing huge rejuvenation so there has never been a better time to invest in the area.

Tenure: Leasehold

Council Tax band: D

Authority: London Borough of Southwark

Lease length: 115 years remaining (Started in 2015 with a lease of 125 years.)

Ground rent: £300 PA (first 30 years increasing to £500 in second 30 years and £1,000 in third 30 years and £2,000 until lease expiry)

Service charge: £1914.66 per annum approx.

Construction: Standard construction

Property type: Flat

Entrance on floor: 1

Has lift: No

Over commercial premises: Yes (Above TFC supermarket)

Parking: None

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: The Lease prohibits or restricts alienation.

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

Flood risk: No

History of flooding: No

Planning and development: No

Listing and conservation: No

Accessibility: None

Mining: No coal mining risk identified

Approximate Gross Internal Area 1095 sq ft - 102 sq m



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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