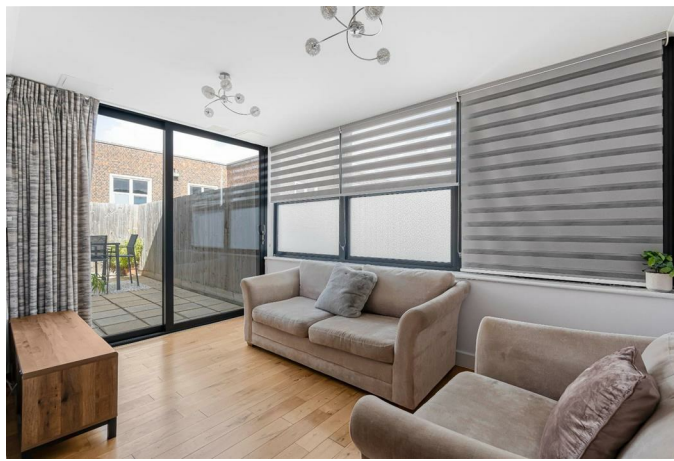




HUNTERS®
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Camberwell New Road, SE5 | Asking Price £400,000
Call us today on 020 7708 2002



- Two Bedroom Apartment
 - Private Terrace
- Modern Kitchen and Bathroom
- Lease Length: 115 Years Remaining
- Ground Rent: £300 PA (Subject to Increase)
- Service Charge: £2,000 PA
 - Chain Free

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	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

A modern and bright two-bedroom apartment with a roof terrace!
Chain Free!

Internally you are presented with a generously sized L-shaped reception room, that rolls out onto the terrace via large floor to ceiling sliding doors, giving the room plenty of natural light. There is space for relaxing and a small dining table and chairs and the room is finished with wooden flooring and neutral décor. There is a semi open plan kitchen area with a good range of wall and base units, black tiled splash back and complementary work tops, and built in appliances keeping the space sleek. The terrace area has plenty of space for dining al fresco in the warmer months or enjoying your morning coffee and wooden fencing to soften the space and lend some privacy. Both bedrooms are of a good size and will accommodate a double bed and additional furniture. The well-presented bathroom is located off the hallway and is finished with large format porcelain tiles and a three-piece suite complete with a shower over the bath. The apartment is located at the rear of the building.

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 a year (Subject to increase)

Rent review: Every 30 years (Doubling set figure)

Service charge: £2,000 a year

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 3

Has lift: No

Over commercial premises: Yes (Above TFC supermarket)

Parking: None

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: Underfloor heating, Triple glazing:

Building safety issues: No

Rights and easements:

Here is a summary but a property lawyer can advise further:- The property has certain easements, which are the rights to use parts of another's land, as detailed in the lease.

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.

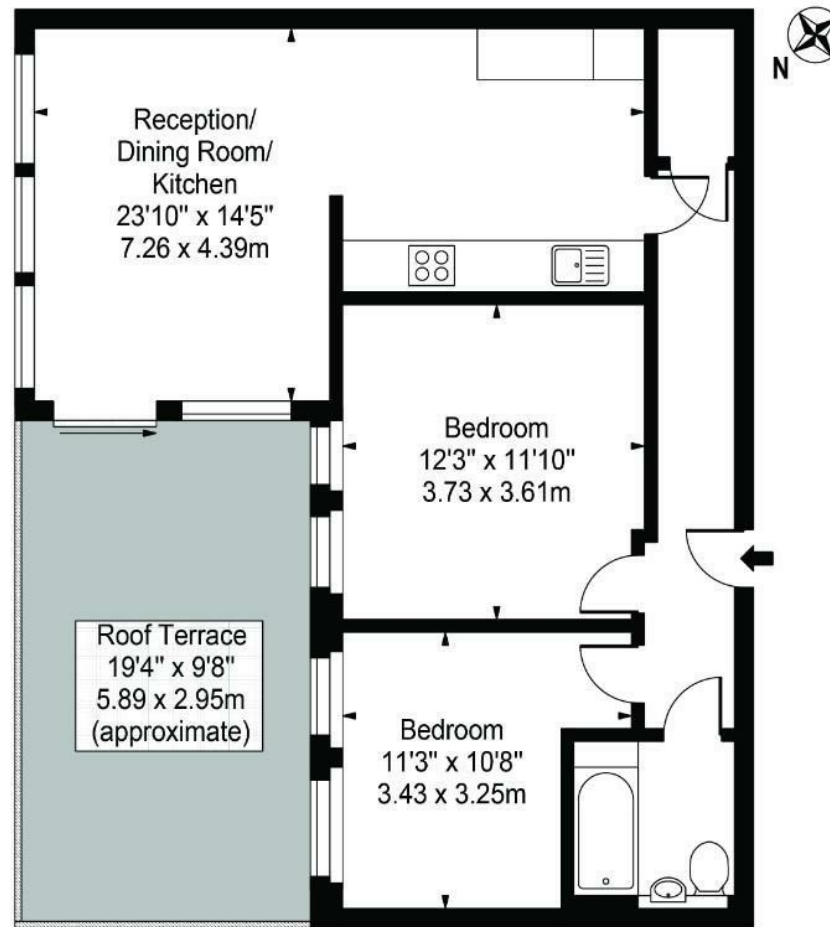
Planning and development: No

Listing and conservation: No

Accessibility: Level access

Mining: No coal mining risk identified

New Palm Court,
Camberwell New Road, SE5 0TF
Approx. Gross Internal Area 696 Sq Ft - 64.66 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.

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