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Evesham Walk, London, SE5 | Offers In Excess Of £625,000
Call us today on 020 7708 2002



- Two Bedroom House
- Spacious Reception Room
- Well Maintained Garden
 - Garage
 - Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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	

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	

A well-presented two-bedroom house with a garden and a garage located within a sought-after development!

On the ground floor you will find a generous sized reception room, with plenty of space to relax and entertain guests and for a small dining table and chairs, the room is finished with wooden flooring and neutral decor. From the reception room you can access the well-maintained paved garden with sleeper flower beds, where you can dine al fresco or enjoy your morning coffee. There is a separate kitchen with plentiful wood effect wall and base units, complimentary work tops and grey floor tiling. Upstairs you will find two good sized double bedrooms, both with space for a double bed and additional furniture. The front bedroom has built in storage for added convenience. There is a modern bathroom with three-piece suite complete with a shower over the bath, sink and WC, marble effect tiling on the walls and contrasting grey floor tiling. The property further benefits from a garage that occupies the corner block making it larger than average.

The property is conveniently located for all the shops, bars and restaurants of arty Camberwell and for the leisure centre with pool, new library and Saturday farmers' market on Camberwell Green. Located 0.4 miles away is Ruskin Park with its community gardens, café, play area and summer paddling pool. There are plentiful bus connections from Camberwell that will take you across the city to all the major train stations. Denmark Hill rail station, 0.4 miles away, has fast, frequent connections to Victoria, the City, or via the Overground to Canada Water (for Canary Wharf), Clapham, Shoreditch and Highbury & Islington.

Tenure: Freehold

Council Tax band: D

Authority: London Borough of Southwark

Construction: Standard construction

Property type: Mid-terrace, House

Parking: Garage

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 property benefits from rights granted and is subject to rights reserved by the Transfer dated 10 December 1982.

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

Flood risk: No

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

Planning and development: No

Listing and conservation: No

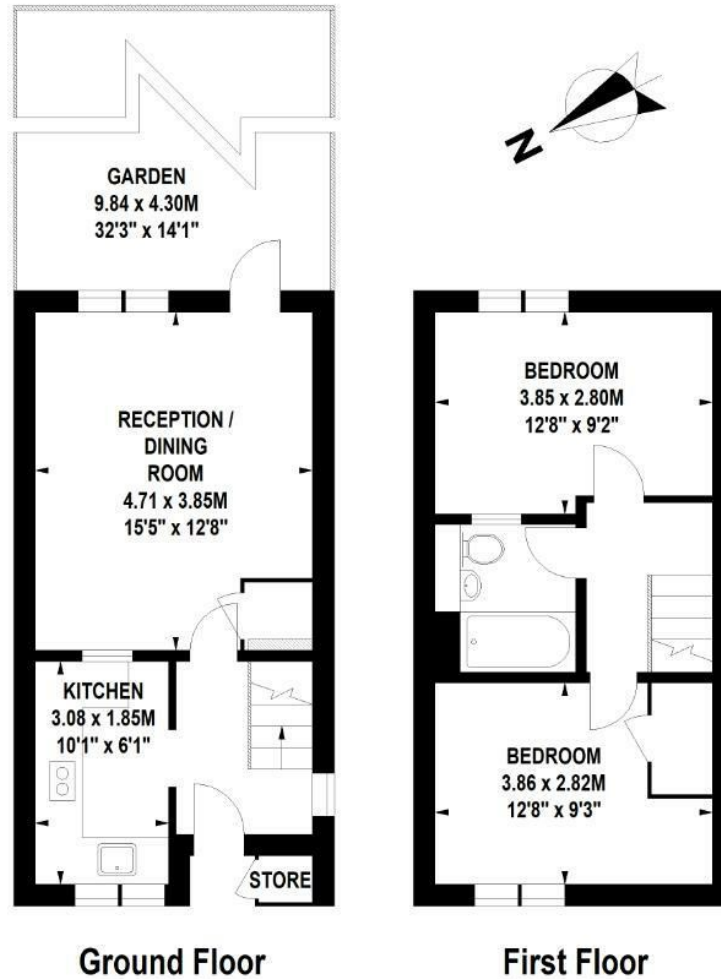
Accessibility: None

Mining: No coal mining risk identified

Evesham Walk, SE5

Approximate Gross Internal Area 60 sq m / 646 sq ft

Excluding Store



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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