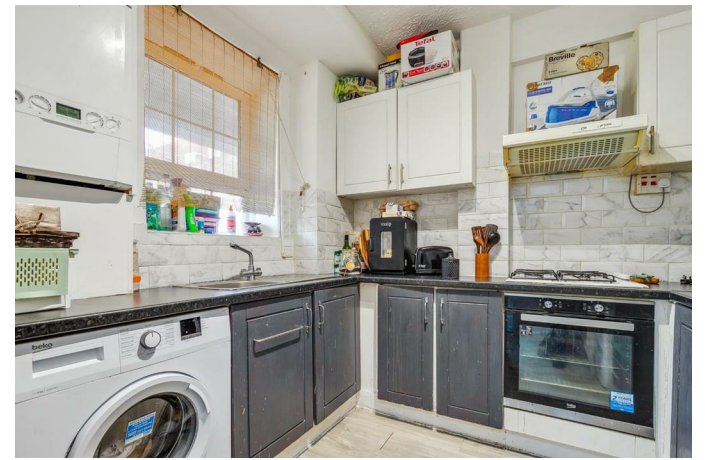




**HUNTERS®**  
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Peckham Road, London, SE5 | £335,000  
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- Two Bedrooms
- Near Brunswick Park
- 105 Years Left On Lease
- Service Charge £1793.97 PA
- Council Tax Band C
- EPC Rating D

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	74

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

A two-bedroom chain free apartment, near Brunswick Park and Camberwell night life.

Internally you are presented with a reception room offering space to relax and entertain guests, finished with crisp white walls and grey carpeting. The kitchen has an interplay of white and grey décor, fitted with plenty of wall and base units, granite effect worktops and an integrated oven and hob. There are two good-sized bedrooms with one having built in storage. Heading through to the hallway, you will find a three-piece bathroom suite fitted with a toilet, a sink, an inset mirror, a wall mounted vanity unit, a heated towel rail and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash.

Denmark Hill station is a 0.7mile walk away in the providing a London Overground services into the inner city Central. Peckham Rye station is a 0.9 mile walk away for fast trains to Victoria and London bridge and the Thameslink line, as well as Overground services between Clapham Junction and Highbury and Islington (via Shoreditch). There are plenty of bus routes available, with bus stops dotted all over Peckham Road. Camberwell has an ever-growing number of great restaurants. Head over to The Crooked Well, with its relaxed fine dining, or Theo's high-quality pizzeria. Just down the road from the property is Lucas Gardens, a wonderful example of an urban Victorian park. Or wander along Peckham Road to the South London Gallery for a wide variety of exhibitions, and a café serving a great weekend brunch. For schools you are blessed with the well-regarded Lyndhurst Grove Primary School.

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 105 years remaining (Started in 2004 with a lease of 125 years)

Ground rent: Not payable

Service charge: £1,793.97 a year

Construction: Standard construction

Property type: Mid-terrace, Flat

Number of floors: 5

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Parking: Communal

Disabled parking: Yes

Controlled parking zone: Yes

Electric vehicle charging point: 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, Electricity

Building safety issues: No

Restrictions: Title TGL236836 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No sale or transfer of the property is allowed without a certificate from a conveyancer (a type of property lawyer) confirming that the person selling or transferring the property is the same as the legal owner.

Rights and easements

Title TGL236836 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property has the benefit of, and is subject to, the easements and rights mentioned in paragraph 2 of Schedule 6 of the Housing Act 1985, as well as any legal easements granted by the lease unless it says otherwise. It is also subject to any rights reserved by the lease as long as these rights exist and affect the property.

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

Flood risk: No

River and sea flooding risk: Very Low; Surface water flooding risk: Very Low;

Reservoir flooding risk:

Not 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: None

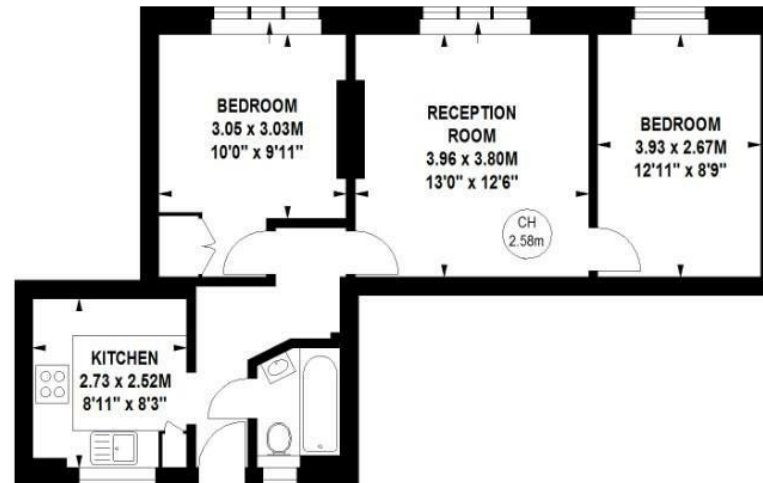
Coalfield or mining: No coal mining risk identified

## Longleigh House, SE5

Approximate gross internal area

54.35 sq m / 585 sq ft

Key :  
CH - Ceiling Height



### First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

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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