



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Paulet Road, London, SE5 | Offers In Excess Of £375,000  
Call us today on 020 7708 2002



- One Bedroom Flat
- Period Conversion
  - Top Floor
- Close to Myatt's Field
- Share of Freehold

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			
		71	79
England & Wales		EU Directive 2002/91/EC	

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 well-presented one-bedroom flat on the top floor of a period conversion, with a share of freehold and close to the delightful Myatt's Fields Park!

Internally you are presented with a good sized reception room, with plenty of space for relaxing and for a small dining table and chairs. There is a large window providing ample natural light, a pretty original feature fireplace and some shelving and storage built into one of the alcoves. The chic and timeless style kitchen has white wall and base units with a paneled effect, butchers block work tops, a white metro tiled splash back and a built in oven and hob. The bedroom is bright and airy with space for a double bed and for additional furniture. There is a modern and smart bathroom with a shower, a WC and a sink with storage underneath.

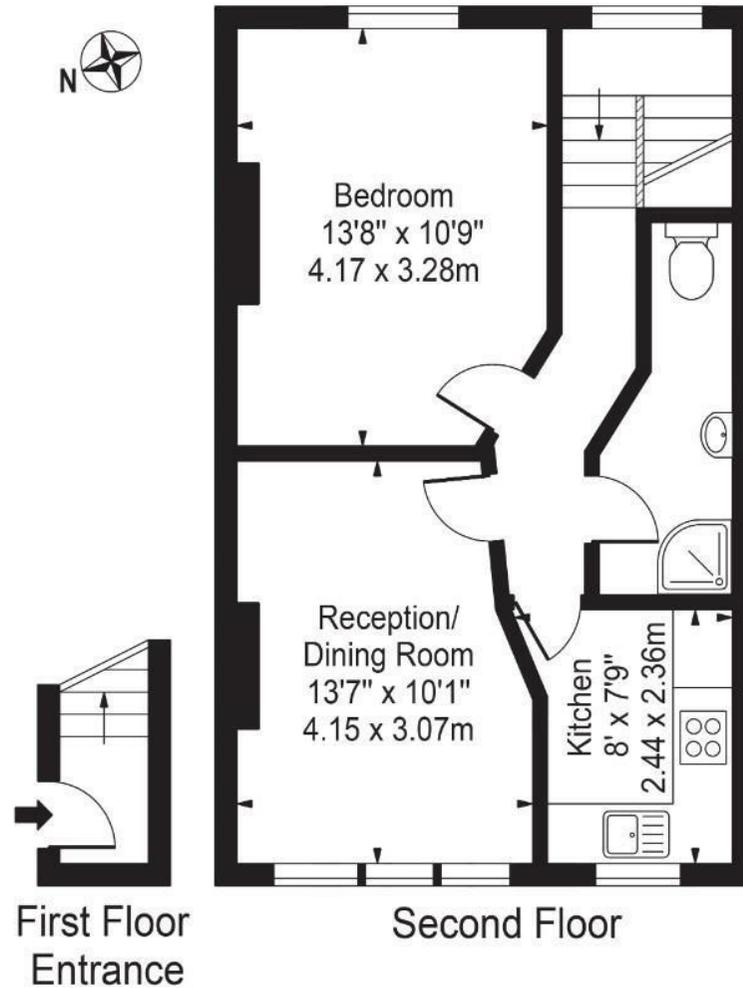
Myatt's Field (0.2 miles away) with its tennis courts, state-of-the-art play areas, and boutique community café are around the corner. Brixton tube station (Victoria line) is your nearest tube (1 mile), Loughborough Junction station (Thameslink) is the nearest (0.4 miles) overground service and Denmark Hill station (0.9 miles), with services fast to Victoria and the South-East coast and the Overground between Clapham Junction and Highbury and Islington via Shoreditch. Camberwell is well known for its art scene and has an ever-growing number of cafes, galleries, bars, and restaurants that attract a real buzz on the weekend. Brixton is now one of London's hottest nightspots and a real foodie haven. Eat cuisine from every corner of the globe before heading out for cocktails.

Tenure: Share of Freehold  
Council Tax band: C  
Authority: London Borough of Lambeth  
Lease length: 99 years remaining (Started in 2000 with a lease of 125 years.)  
Ground rent: Not payable  
Service charge: As and when required  
Buildings insurance: £265.83 approx per annum  
Construction: Standard construction  
Property type: Flat  
Number of floors in building: 3  
Entrance on floor: 3  
Has lift: No  
Over commercial premises: No  
Parking: On street, permit required  
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: None  
Lease restrictions: None  
Public right of way through and/or across your house, buildings or land: No  
Flood risk: No  
History of flooding: No  
Planning and development: None  
Listing and conservation: None  
Accessibility: None  
Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Paulet Road,  
Camberwell, SE5

Approx. Gross Internal Area 489 Sq Ft - 45.43 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://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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