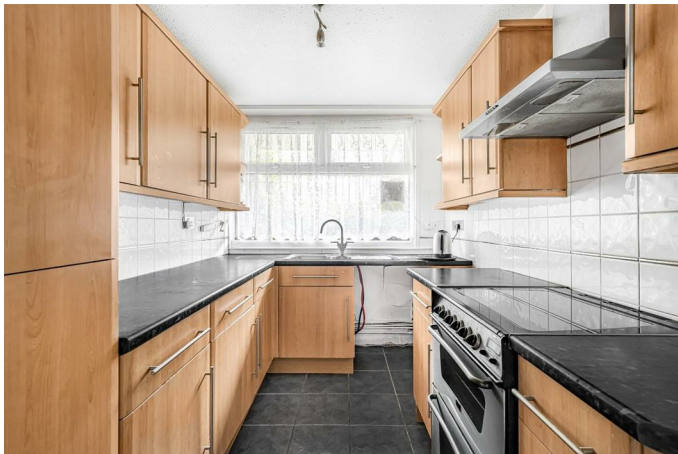


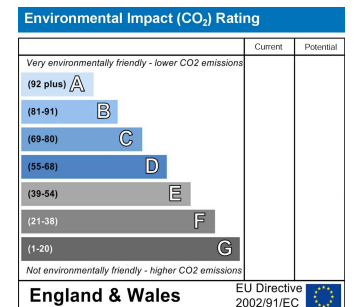
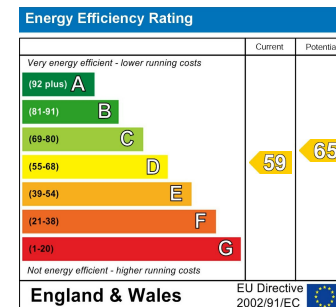


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HERE TO GET *you* THERE

Paulet Road, London, SE5 | Guide Price £300,000
Call us today on 020 7708 2002



- One Bedroom
- Private Rear Garden
- Well Presented
- Close to Myatts Field Park
- Large Reception
- Modern Fitted Kitchen and Bathroom



GUIDE PRICE £300,000 - £325,000

A Well Presented One Bedroom Flat, with a Private Garden - Close to Myatt's Field Park.

Internally you are presented with a well-presented reception room, offering space to relax and entertain guests, finished with parquet wood flooring and neutral décor. The garden can be accessed through a single door in the reception and has ample space for a small table and chairs, just add your favourite plants and herbs. The kitchen has a good range of wall and base units, white tiled splashbacks with space and plumbing for white goods. Heading back through the property you will find the bedroom which offers space for a double bed and furniture, also finished with parquet wood flooring and views to the garden. There is a three-piece bathroom suite located off the hallway, with a contemporary finish and is fitted with a sink, a toilet, a heated towel rail and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash.

Paulet Road sits on the edge of Camberwell, bordering Brixton. Myatt's Field 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, Loughborough Junction station (Thameslink) is the nearest overground service and Denmark Hill station is a walk-through Ruskin Park, 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.

GUIDE PRICE: £300,000 - £325,000

Tenure: Leasehold

Council Tax band: A

Authority: London Borough of Lambeth

Lease length: 103 years remaining (Started in 2002 with a lease of 125 years)

Ground rent: £10 a year (Not subject to increase)

Service charge: £2,846.45 a year includes heating/hot water.

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 2

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Parking: On Street

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: Communal heating system

Heating features: Double glazing

Building safety issues: No

Restrictions

Rights and easements

Title TGL212047 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from and is subject to easements and rights under the Housing Act 1985.

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: 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

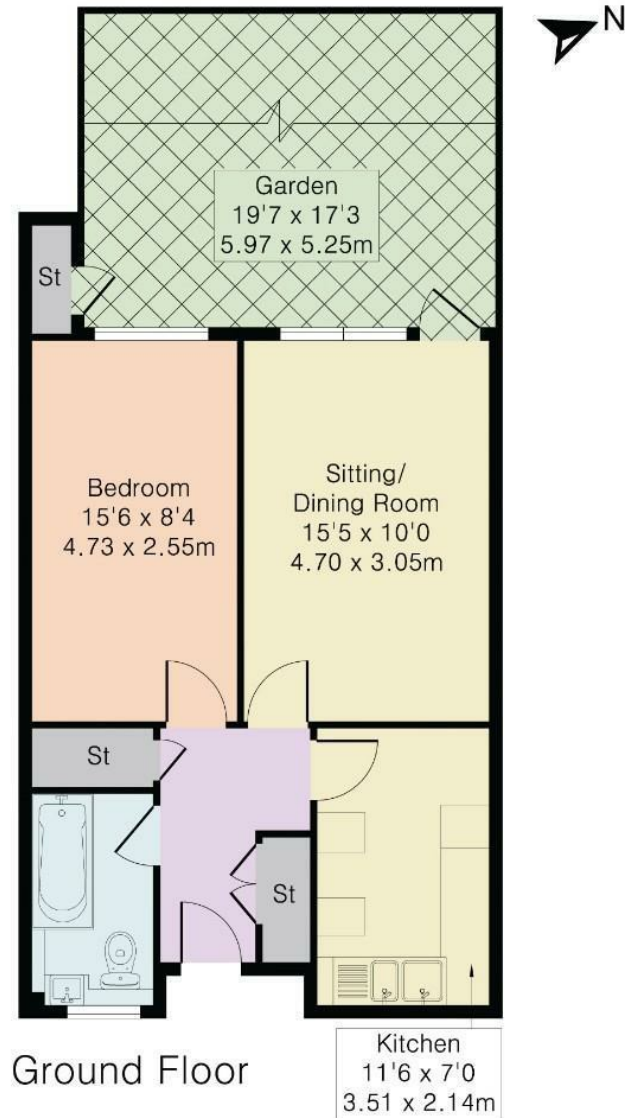
Planning and development: No

Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

Approximate Gross Internal Area 500 sq ft - 46 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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