

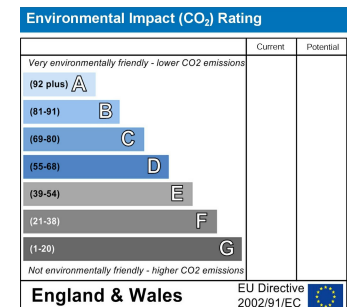
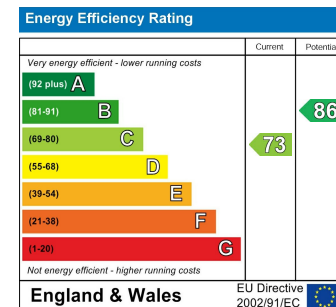


HUNTERS®
HERE TO GET *you* THERE

Gables Close, London, SE5 | Guide Price £650,000
Call us today on 020 7708 2002



- Four Bedroom House
- Set Over Three Floors
 - Garden
 - Driveway
- Two Bathrooms & WC
- Freehold



A spacious four bedroom house set over three floors, with two bathrooms, a driveway and a garden in a popular area of Camberwell!

On the ground floor you'll find a generously sized reception room with plenty of space for relaxing and a separate dining area with space for a family dining table and chairs. The modern kitchen area has a good range of wall and base units, complementary work tops, a tiled splash back, integrated oven and hob and looks out into the private garden. The garden is the perfect spot for a family BBQ or dining al fresco with a low maintenance paved area and some established plants and trees and benefits from a good size storage shed. You'll also find a guest WC on the ground floor.

On the first floor you'll find two bedrooms, the master bedroom has built in storage and an ensuite shower room. The ensuite has a double shower cubicle, a sink and a WC and is finished with neutral wall tiling. There is also a family bathroom on this floor with a three piece suite complete with a shower over the bath, a WC and a sink with storage underneath and also finished with neutral wall tiling. On the top floor you'll find the other two bedrooms. The property further benefits from a driveway with space for one car.

The wonderful Brunswick Park which is less than 0.2 miles away offers free tennis courts and a children's play area, making it a valuable community asset. Camberwell Green has become a real focal point to the area with its weekend farmers market and established art scene helping build on this already tight knit and friendly community. Camberwell Church Street is a 0.4 mile walk from which you can hop on several buses that will whisk you to Oval, Vauxhall (Victoria) or Elephant & Castle (Northern, Bakerloo) Underground stations. Denmark Hill Station is a pleasant 0.8 mile walk away and offers fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington. Camberwell Church Street has seen a boom in the number of fantastic independent restaurants and there is a 24/7 Gym located on Southampton Way.

Tenure: Freehold

Council Tax band: B

Authority: London Borough of Southwark

Construction: Standard construction

Property type: End of terrace

Number of floors of in building: 3

Entrance on floor: Ground

Has lift: No

Over commercial premises: No

Parking: Driveway

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

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

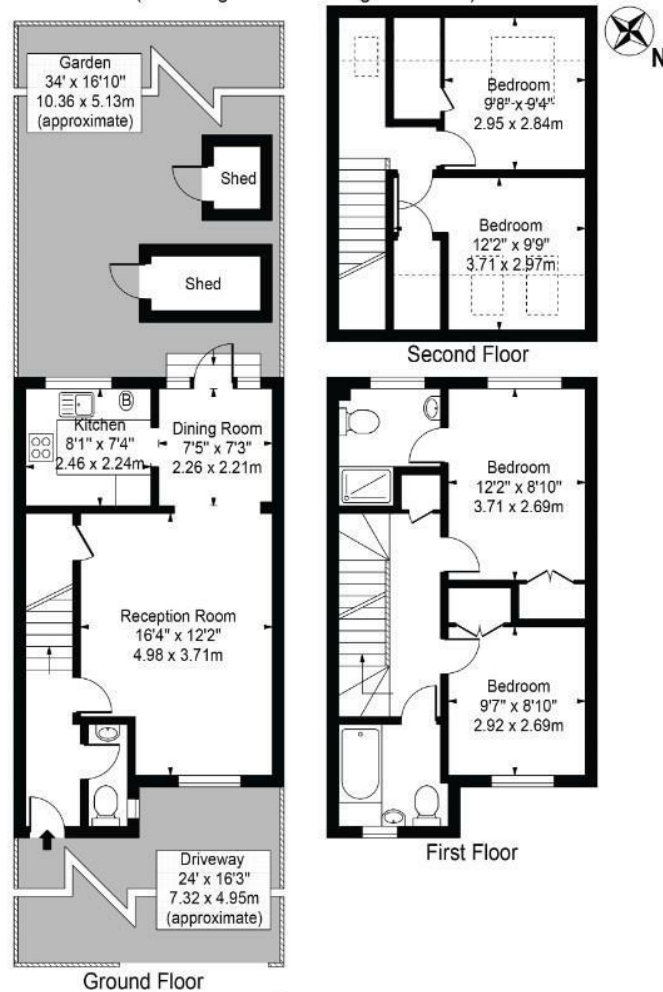
Accessibility: None

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.

Gables Close, SE5 7QE

Approx. Gross Internal Area 1138 Sq Ft - 105.72 Sq M
(Including Restricted Height & Excluding Sheds)
Approx. Gross Internal Area 1050 Sq Ft - 97.55 Sq M
(Excluding Restricted Height & Sheds)



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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