



**HUNTERS®**  
HERE TO GET *you* THERE

**Brunswick Park, London, SE5 | Asking Price £625,000**  
**Call us today on 020 7708 2002**



- Three Bedrooms
- Set Over 90 sq m
- Opposite Brunswick Park
- Modern Kitchen and Bathroom
- Lease Length: 114 Years Remaining
- Ground Rent: £10 PA
- Service Charge: £2,238.09 PA

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	71	82

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 spacious, 90 sq m, three-bedroom raised ground floor period conversion flat located opposite Brunswick Park!

Internally you are presented with a good-sized reception room with plenty of space for relaxing. There is a modern eat in kitchen with a large bay window overlooking Brunswick Park that creates a dining space. There are a good range of wall and base units with complementary worktops, a white metro tiled splash back and a built-in oven and hob. There are three bedrooms, all with space for a double bed and additional furniture. The family bathroom has a three-piece suite complete with an overhead shower, a WC and a sink and has partial wall tiling and grey floor tiling and benefits from a built-in storage cupboard. The property further benefits from access to communal gardens.

The wonderful Brunswick Park is located opposite and 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. Camberwell Church Street is a 0.3 mile walk away, from which you can hop on a number of buses that will whisk you to Oval, Vauxhall (Victoria) or Elephant & Castle (Northern, Bakerloo) Underground stations in no time. Denmark Hill Station is a 1 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, cafes and bars meaning you will be spoilt for choice on your doorstep. Peckham is just down the road and is one of South London's most exciting destinations, with great music, art and food. Brixton is not far in the opposite direction and has become famous in recent years for its fabulous food market and nightlife.

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 114 years remaining (Started in 2014 with a lease of 125 years.)

Ground rent: £10 per annum

Review period: Not subject to review

Service charge: £2,238.09 per annum

Construction: Standard construction

Property type: Flat

Number of floors: 1

Entrance on floor: Ground

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: Gas central heating

Building safety issues: No

Lease restrictions: No

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

Flood risk: Yes

History of flooding: No

Planning and development: None

Listing and conservation: None

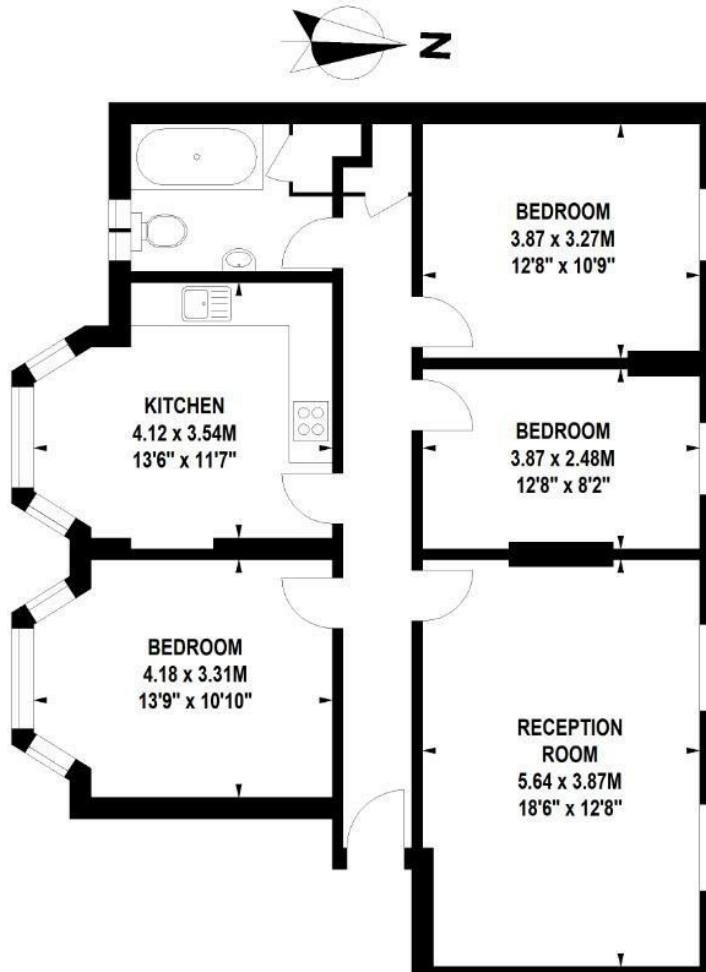
Accessibility: None

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.

# Brunswick Park, SE5

Approximate Gross Internal Area 90 sq m / 969 sq ft



## Raised Ground Floor

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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002  
| Camberwell.Sales@hunters.com

**HUNTERS®**  
HERE TO GET *you* THERE