



HUNTERS[®]
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Hume Court, Camberwell SE5 7FU | Offers In Excess Of £565,000
Call us today on 020 7708 2002



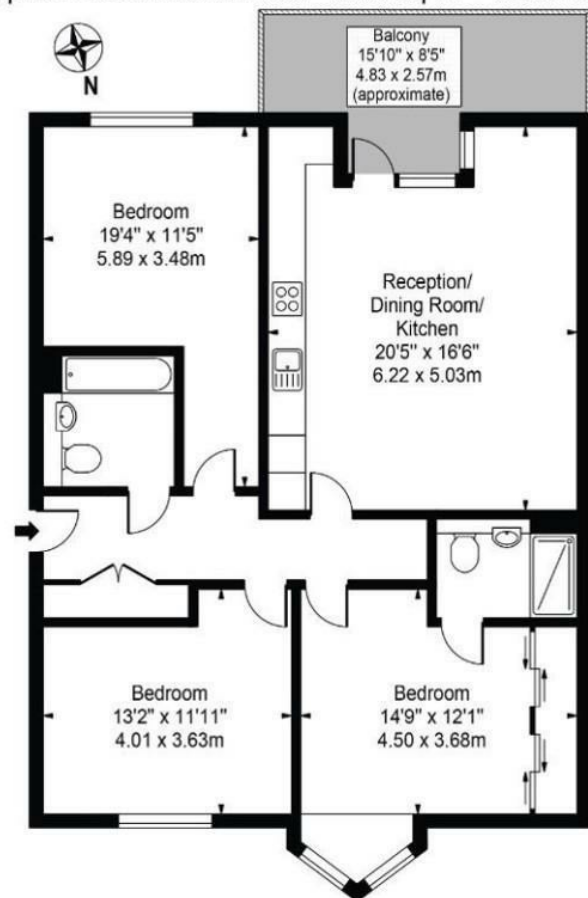
- Lease Length 247 years
- Three Bedrooms
- 95m2
- Eligible for Parking Permit
- Large Balcony
- Communal Garden and Nature Reserve
- Service Charge £2700 PA
- C/Tax Band D
- Ground Rent £550 PA

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	

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

**Hume Court,
Benhill Road, SE5 7FU**

Approx. Gross Internal Area 1039 Sq Ft - 96.53 Sq M



Second Floor

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.

29 Denmark Hill, Camberwell, SE5 8RS

Tel: 02077082002

Email: Camberwell.Sales@hunters.com

Stunning Three bedroom 2 bathroom apartment with balcony .chain free

A beautiful three-bedroom, two-bathroom apartment measuring over 95m² with a generous balcony and eligible for a local authority parking permit. There is secured bicycle storage, delightful landscaped communal gardens and with views of the nature reserve. This is a sought-after modern development, built with comfort and efficiency in mind.

Internally you are presented with a large open plan reception that rolls out onto a southwest facing balcony, plenty of space to relax and entertain and space for a dining table and chairs. The kitchen has been well-fitted and designed, with plenty of storage and worktop space and integrated appliances to keep the space sleek. It's awash with light thanks to floor-to-ceiling windows and a sunny aspect. All three bedrooms are doubles, well presented and neutrally decorated - the master also has an en-suite and built in storage. The bathrooms have a similar contemporary finish to the rest of the flat, with large format tiles, vanity mirror and spotlights. There is a full-sized bathtub in the main bathroom with an overhead shower, chrome heated towel rail, WC, and basin.

Southampton Way is around the corner for frequent buses that whisk you to Elephant & Castle in ten minutes. From here you can hop onto the Northern line, Bakerloo line, overland rail services and a myriad bus routes that connect you to the whole of the city. Nestled between Camberwell and Peckham you are spoilt for choice when it comes to entertainment. Camberwell has long been known for its artistic connections and every year sees welcome additions to the string of acclaimed independent galleries, restaurants and cafes. Burgess Park is north of here and has a gorgeous lake, tennis courts and barbeque facilities. If you enjoy a weekend stroll head through the park and eastwards to Maltby Street Market and historic Rotherhithe, or take advantage of the cultural delights on offer at Waterloo and the Southbank.

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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