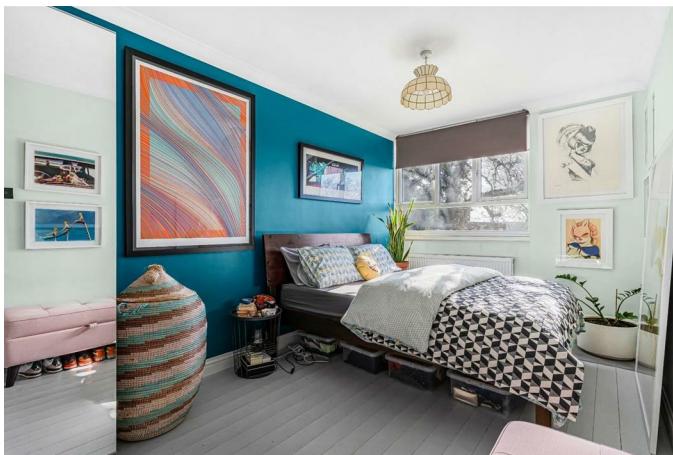




**HUNTERS®**  
HERE TO GET *you* THERE

**Sunray Avenue, SE24 | Offers In Excess Of £285,000**  
**Call us today on 020 7708 2002**



- One Bedroom Flat
- Modern and Stylish Decor
- Good Sized Reception Room
- Kitchen with Breakfast Bar
- Good Transport Links
- Close to Ruskin Park

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 <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 modern and contemporary one bedroom flat with permit parking with good transport links and close to Ruskin Park!

Through the hallway you'll find the warm and bright semi open plan reception room, complete with breakfast bar perfect for those busy mornings. The living area is spacious, with plenty of room for relaxing or entertaining guests. The modern décor and wooden floors give the room a contemporary feel. The kitchen has sleek white wall and base units, an integrated oven and hob and stylish metro tiling. The bedroom is generously sized with plenty of room for a double bed and furniture, the modern décor creating a relaxing atmosphere. You'll also find a smart and well-presented bathroom, with a large walk in rain shower, a sink with vanity unit adding convenient storage and a WC with chic contrasting wall and floor tiling.

The property is in a great location for transport, located 0.6 miles from Denmark Hill station and 0.8 miles from East Dulwich, Loughborough Junction and Herne Hill stations. On Denmark Hill you'll find many bus routes taking you to Euston or Elephant & Castle where you can hop on the tube. You are also near to the green open spaces of Ruskin Park (0.4 miles) or Brockwell Park (0.8 miles). Located 0.7 miles away is the prestigious James Allen's Girls School. Conveniently located for local cafes, pubs and restaurants as well as supermarkets.

Tenure: Leasehold  
Council Tax band: A  
Authority: London Borough of Southwark

Lease length: 96 years remaining (Started in 2005 with a lease of 116 years)  
Ground rent: £10 a year (Not subject to review)

Service charge: £1,693 a year  
Construction: Standard construction

Property type: Detached, Flat

Number of floors: 3

Entrance on floor: 2

Has lift: No

Over commercial premises: No

Floorplan: To be provided

Parking: Communal

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: No

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Heating features: Double glazing

Building safety issues: No

Rights and easements

Here is a summary but a property lawyer can advise further:- The registered Lease is made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act. Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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

Flood risk: No

History of flooding: No history of flooding has been reported.

Planning and development: No

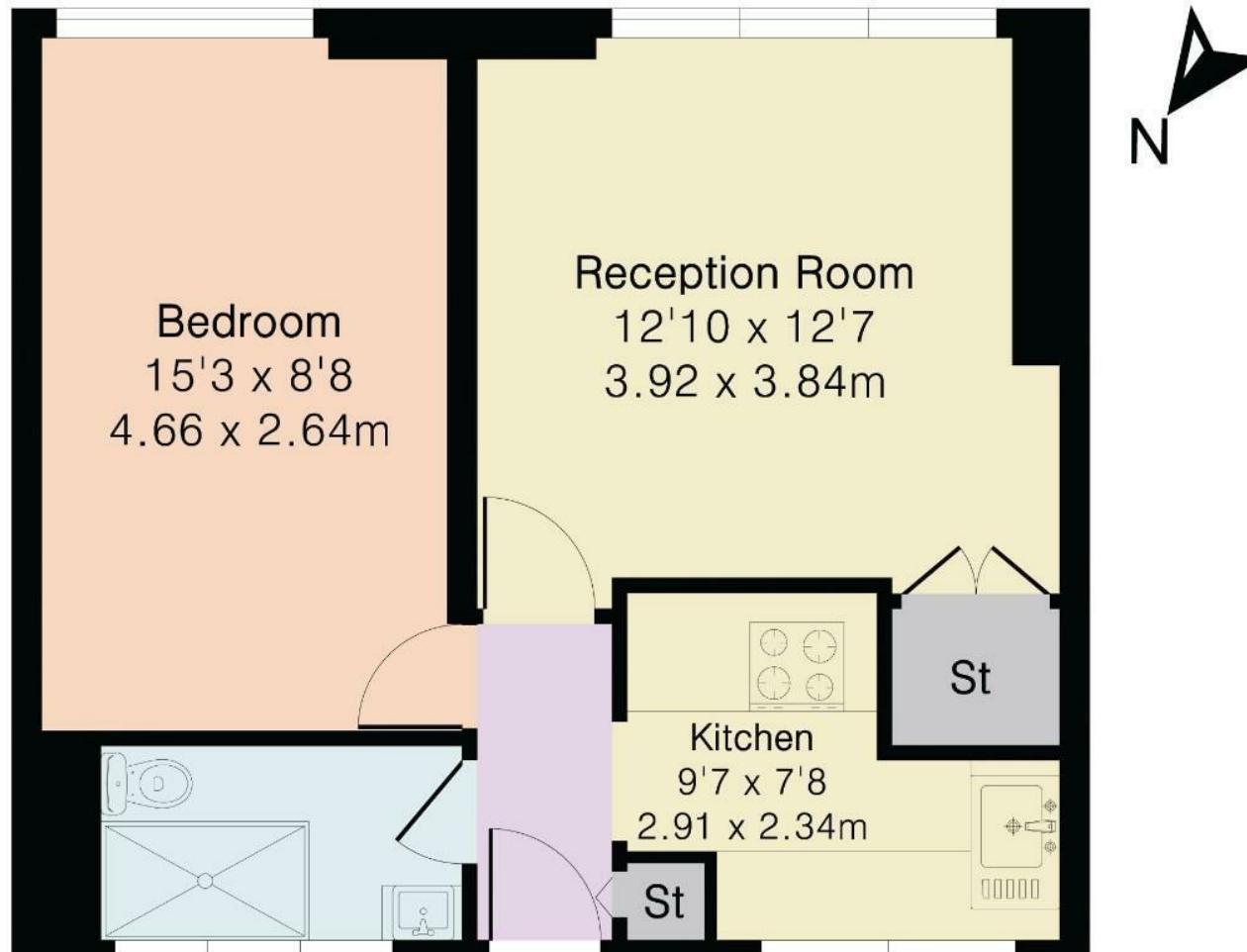
Listing and conservation: No

Accessibility: None

Coalfield or 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.

**Approximate Gross Internal Area 448 sq ft - 42 sq m**



## Second Floor

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.