



HUNTERS[®]
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Stacy Path, London, SE5 | Guide Price £425,000
Call us today on 020 7708 2002



- Three Bedrooms
 - Split Level
 - Purpose Built
 - Private Balcony
- Lease Length: 103 Years remaining
 - Ground Rent: £10 PA
- Service Charge: £3,878.84 PA (Including Heating)

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	

A well-presented three bedroom split level purpose build flat with private balcony!

Internally you are presented with a good-sized reception room, with space for relaxing or entertaining guests. The room is finished with contemporary décor and wooden floors, and plenty of natural light. There is direct access to your private balcony, the perfect spot to enjoy your morning coffee or a glass of wine in the evening. You'll also find a modern and stylish eat-in kitchen, with high-gloss grey wall and base units and built-in shelving, complementary white work tops, a double kitchen sink and a built-in oven and hob.

Upstairs you'll find three bedrooms, two with built in storage, all finished with wooden flooring and neutral décor. There is a modern bathroom with a three-piece suite, complete with an overhead shower, and a sink, there is white wall tiling and built in shelving. There is a separate WC for added convenience.

The wonderful Brunswick Park is 0.1 miles away 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 helping build on this already tight knit and friendly community. Camberwell Church Street is a 0.5 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 0.9 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: 103 years remaining (Started in 2003 with a lease of 125 years.)

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

Service charge: £3,878.84 a year

Construction: Standard construction

Property type: Mid-terrace, Maisonette

Number of floors: 4

Entrance on floor: 2

Has lift: No

Over commercial premises: No

Parking: Off Street

Controlled parking zone: Yes

Electricity: Mains electricity (Mains electricity supply is connected.)

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Communal heating. Double glazing is installed.

Building safety issues: No

Rights and easements:

Here is a summary but a property lawyer can advise further:- The property benefits from legal easements and rights specified under the Housing Act 1985, which may include access to utilities or shared areas.

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

Flood risk: Yes

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

Planning and development: No

Listing and conservation: No

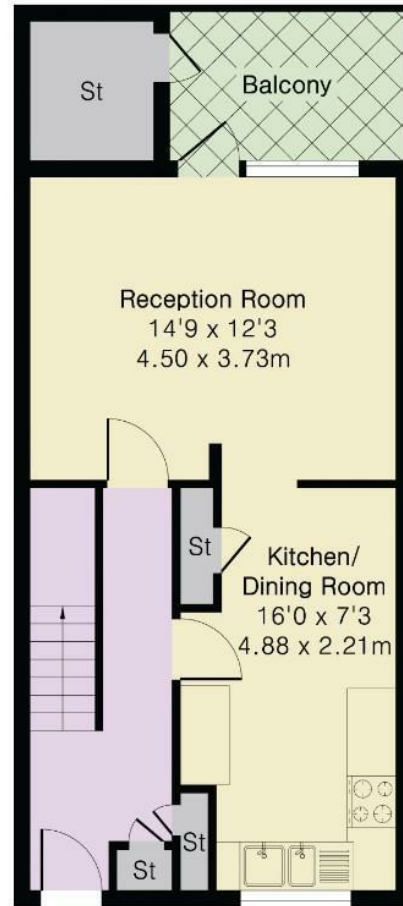
Accessibility: None

Mining: No coal mining risk identified

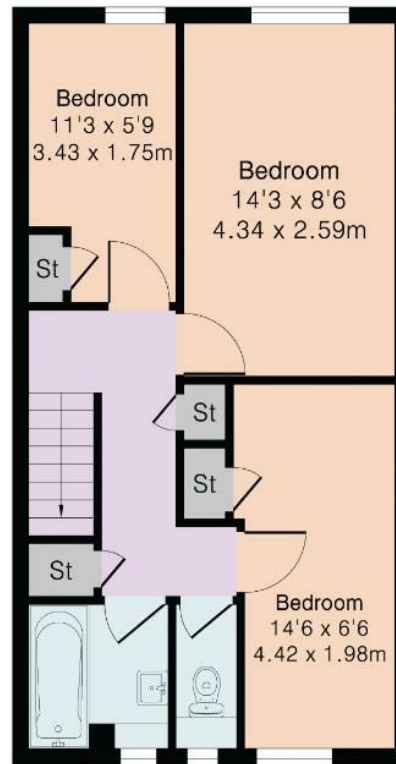
Approximate Gross Internal Area 855 sq ft - 79 sq m

Ground Floor Area 433 sq ft – 40 sq m

First Floor Area 422 sq ft – 39 sq m



Ground Floor



First 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.