





- Two Bedrooms
- Purpose Built
- Located in the Heart of Camberwell
- Modern Kitchen and Bathroom
- Lease Length: 100 Years Remaining
- Ground Rent: £10 PA
- Service Charge: £2,043.94 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		

A spacious, recently renovated two-bedroom first floor flat located in the heart of Camberwell. It is move-in-ready, well connected to transport and close to family friendly parks! Chain free!

The reception room has a bay window, is bright and spacious for relaxing, and has plenty of space for a dining table. The room is finished with wood effect flooring and neutral décor that you'll find throughout the property. There are two bedrooms both with space for a bed and additional furniture, the master bedroom also has a bay window, allowing for ample natural light and a feature fireplace. The modern kitchen has a recently fitted Worcester boiler, cream wall and base units, wood effect work tops and a white metro tiled splash back with contrasting large floor tiles. The bathroom has a shower, a WC and a sink and is finished with neutral tiling on the walls and floor.

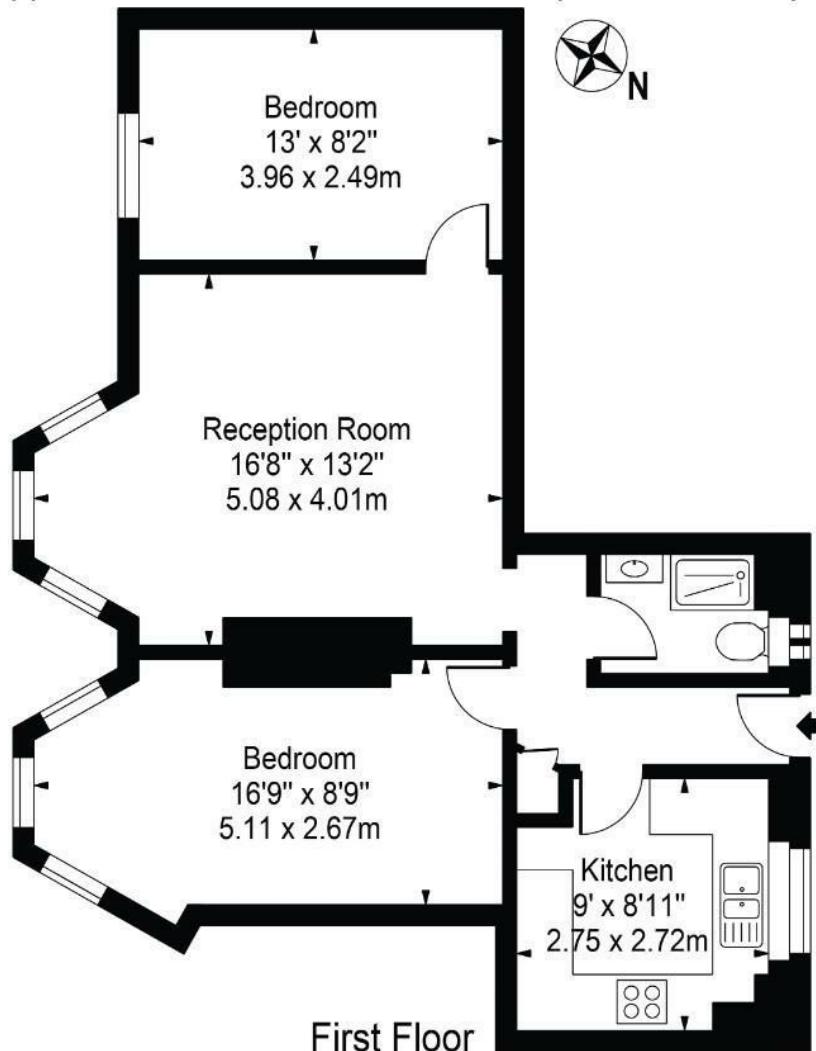
Denmark Hill station is a 0.7mile walk away in the providing services into the inner city and Victoria. Peckham Rye station is a 1 mile walk away for fast trains to Victoria and London Bridge and the Thameslink line, as well as Overground services between Clapham Junction and Highbury and Islington (via Shoreditch). There are plenty of bus routes available, a short walk away on Peckham Road. Camberwell has an ever-growing number of great restaurants. Just down the road from the property is Lucas Gardens and Brunswick Park, both family friendly parks with tennis courts and exercise areas. Or wander along Peckham Road to the South London Gallery (0.3 miles) has rotating exhibitions and is surrounded by several cafés serving delicious brunches.

Tenure: Leasehold
Council Tax band: B
Authority: London Borough of Southwark
Lease length: 100 years remaining (Started in 2000 with a lease of 125 years.)
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £2,043.94 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 4
Entrance on floor: 1
Has lift: No
Over commercial premises: No
Parking: Communal parking, permit required
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
Lease restrictions: 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
Planning and development: None
Listing and conservation: None
Accessibility: Wide doorways
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.

Bentley House, SE5 7NB

Approx. Gross Internal Area 616 Sq Ft - 57.23 Sq M



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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