





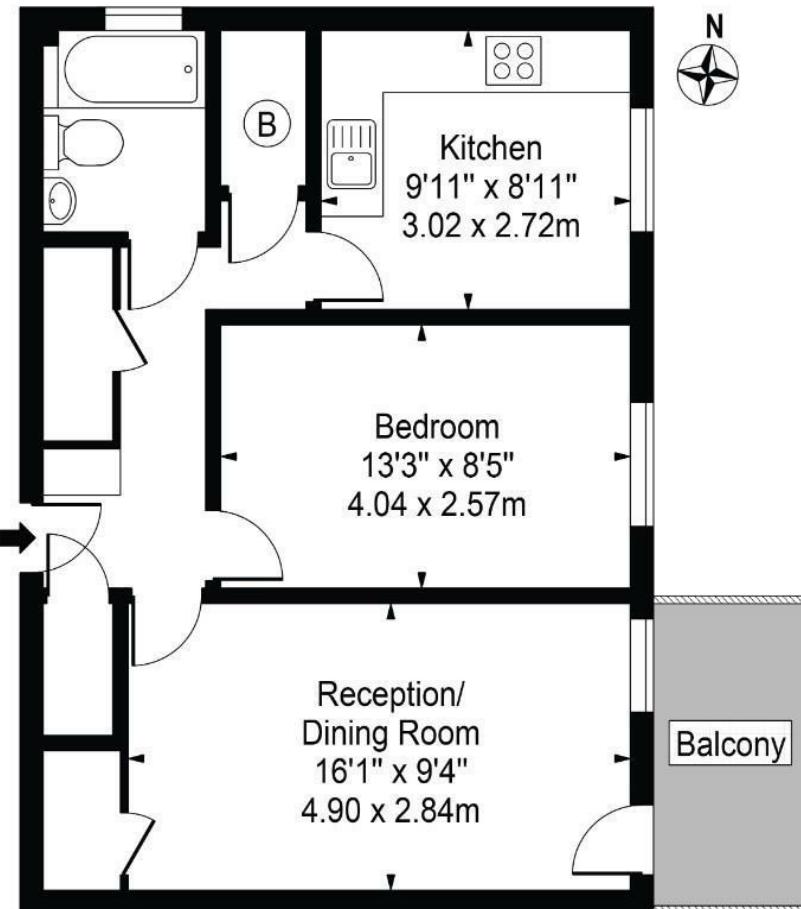
- One Bedroom
- Private Balcony
- Lease Term 90 years
- Annual Ground Rent £10.00
- G/R Review(contact agent)
- Annual Service Charge £2,000.00
- Gross Internal Area 48.96 Sq M
  - Council Tax Band B
  - EPC Rating D

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	

# Havil Street, SE5 7SD

Approx. Gross Internal Area 527 Sq Ft - 48.96 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

[www.interdesignphotography.com](http://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.

A one bedroom apartment near Brunswick park with a balcony - chain free and in a low-rise block.

There is a section 20 which the new owner would be liable for, please call for further details.

The reception measures nearly five metres at the widest point, it is neutrally decorated and has laminate flooring, there is also a built-in storage cupboard and the reception rolls out on to a good sized east facing balcony. The kitchen is at the other end of the hallway and is in need of updating but it will accommodate a good range of wall and base units, appliances and a small table and chairs. The bedroom is next along the hallway, it is a good-sized double and overlooks the gardens at the rear.

The bathroom has a white three-piece bathroom suite with a traditional bath for a relaxing soak and a shower over the bath for the morning dash.

The wonderful Brunswick Park which is nearby 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 three-minute walk, 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 pleasant 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. Brunswick Park is not the only fantastic green space nearby. Burgess Park is just a short walk away and has lots to offer with numerous tennis courts, a lake, barbecue facilities and a cycle route to the city.

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.