

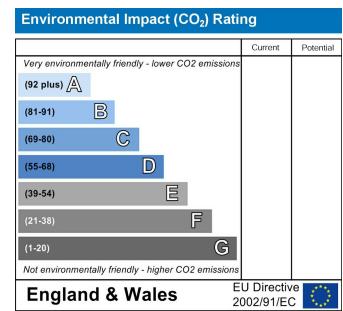
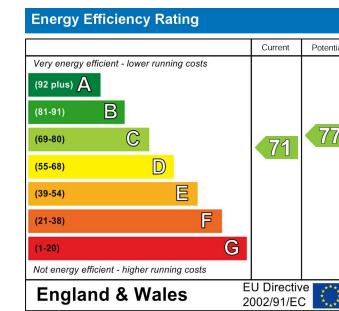


**HUNTERS®**  
HERE TO GET *you* THERE

Allendale Close, London, SE5 | Offers In The Region Of £350,000  
Call us today on 020 7708 2002



- One Bedroom Apartment
- Ground Floor
- Private Patio Garden
- Garage
- 979 Year Lease Remaining
- Ground Rent £200 PA
- Service Charge £2,880.00 PA



One bedroom ground floor apartment with private patio garden and garage, in sought after development! Chain Free

Internally you will find a generously sized reception room with space for relaxing and dining, or entertaining guests. From here you have direct access to your private patio garden that has plenty of potential and is the perfect spot to enjoy your morning coffee or dine al fresco in the warmer months. The kitchen is off the reception room and has plentiful wall and base units, wall tiling, contrasting work tops and an integrated oven and hob and looks out onto your garden. The bedroom is of a good size, with space for a double bed and additional furniture and benefits from build in wardrobes. There is a smart shower room with white tiling, a large walk-in shower, WC and sink, and a storage cupboard. The development further benefits from communal gardens.

Allendale Close itself is very centrally located but with the benefits of a quiet cul-de-sac. All the shops, bars and restaurants of arty Camberwell are quite literally, just around the corner, as is the leisure centre with pool, new library and Saturday farmers' market on Camberwell Green. Located 0.4 miles away is Ruskin Park with its community gardens, café, play area and summer paddling pool. There are plentiful bus connections from Camberwell that will take you across the city to all the major train stations. Denmark Hill rail station, 0.4 miles way, has fast, frequent connections to Victoria, the City, or via the Overground to Canada Water (for Canary Wharf), Clapham, Shoreditch and Highbury & Islington.

Tenure: Leasehold

Lease Length: 979 years remaining (Started in 2005 with a lease of 999 years)

Council Tax band: C

Authority: London Borough of Southwark

Ground rent: £200 per annum

Review period: Every 5 years

Service charge: £2,880.00 per annum

Construction: Standard

Property type: Flat

Entrance on floor: Ground

Parking: Garage

Electricity: Mains supply

Water and drainage: Mains supply

Mains surface water drainage: Yes

Sewerage: Public sewer

Heating and hot water : Gas central heating

Building safety issues: No

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

Flood risk: No

Historical flooding: No

Coastal erosion risk: No

Planning and development: No

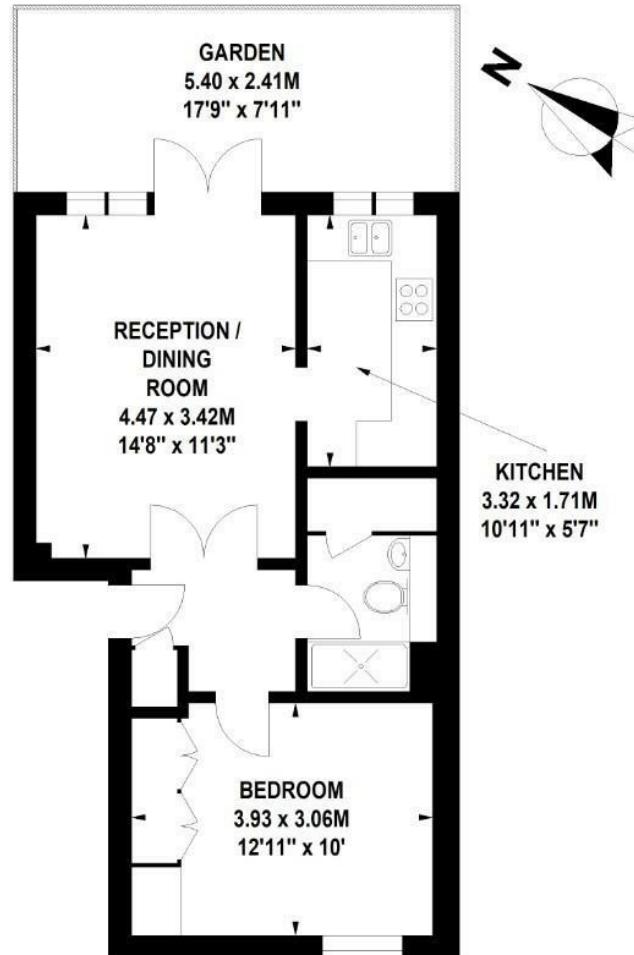
Listing and conservation: No

Accessibility: None

Mining: No coal mining risk identified

# Allendale Close, SE5

Approximate Gross Internal Area 43 sq m / 463 sq ft



## Ground Floor

Floor Plan produced for Hunters by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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.