

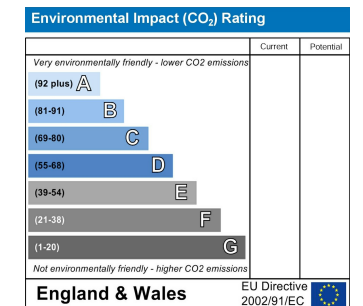
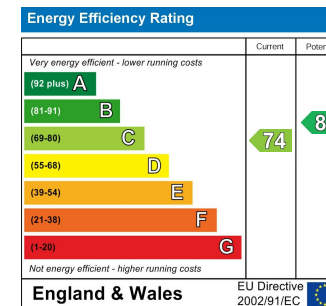


HUNTERS[®]
HERE TO GET *you* THERE

Vestry Mews, London, SE5 | Guide Price £875,000 to £900,000
Call us today on 020 7708 2002



- Three Bedroom Townhouse (FREEHOLD)
 - Stylish and Well-Presented
 - Gated Mews
 - Garage and Driveway
 - Modern Sleek Kitchen
 - Patio Garden
 - Balcony
 - Service Charge £1,500 PA approx



Guide Price £875,000 to £900,000!

A stylish and well-presented three-bedroom townhouse (freehold) located in a gated mews with a south-facing garden and a garage!

On the ground floor you'll find a sleek modern kitchen that has been updated to a high standard with a good range of wall and base units, built in appliances and quartz work tops. There is space for dining and there are large bi-folding doors leading into a generous south-facing patio garden surrounded by mature flower beds and trees creating a private and tranquil space. Off the kitchen is a separate utility room for added convenience, and from here you can access the integrated garage space. There is also a guest WC.

On the first floor is a generously sized L-shaped reception room with wooden flooring and plenty of space for relaxing and entertaining. The room is filled with natural light from the windows at the front and the large bi-folding doors leading onto a balcony to the rear, providing a peaceful spot to unwind. There is also a modern family bathroom, with a three-piece suite complete with a shower over the bath, a sink with storage underneath and a WC. The bathroom is finished with large grey wall tiles and complementary floor tiling and benefits from a large storage cupboard.

On the top floor there are three good sized bedrooms with wooden flooring, two bedrooms benefit from built in storage. The master bedroom features a sleek en-suite bathroom with a three-piece suite, a shower over the bath, WC and a sink built into the vanity unit providing storage. It has been finished with beige wall tiling and complementary floor tiling.

You are located a 0.6 mile walk to Denmark Hill station offering trains into London Victoria, London Blackfriars and Clapham Junction. Less than 0.1 miles away from Lucas Gardens, a lovely public park. On Peckham Road you'll find the South London Gallery (0.2 miles), the amazing Toad Bakery (0.1 miles) and The Camberwell Arms (0.3 miles). One of London's best jazz clubs in the crypt of St Giles's Church (0.3 miles) is a true hidden gem.

Tenure: Freehold

Council Tax band: F

Authority: London Borough of Southwark

Service Charge: £1,500 per annum approx

Construction: Standard construction

Property type: Mid-terrace, House

Parking: Driveway, Garage

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

Solar panels: No

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Mains gas-powered central heating is installed.

Building safety issues: No

Rights and easements

Here is a summary but a property lawyer can advise further:- The property benefits from rights granted in the 1992 transfer. These may include rights of way or other rights over neighbouring land (details are in the original document). - London Electricity PLC has the right to lay, use, and maintain electric lines under part of the property, and to enter the land for these purposes.

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

Flood risk: A flood risk has been identified.

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

Vestry Mews, SE5

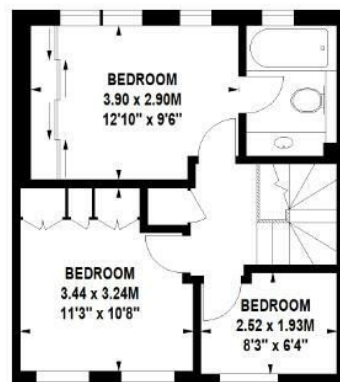
Approximate Gross Internal Area 117 sq m / 1259 sq ft
(Including Garage of Approximately 14 sq m / 151 sq ft)
(Excluding Store of Approximately 1 sq m / 11 sq ft)



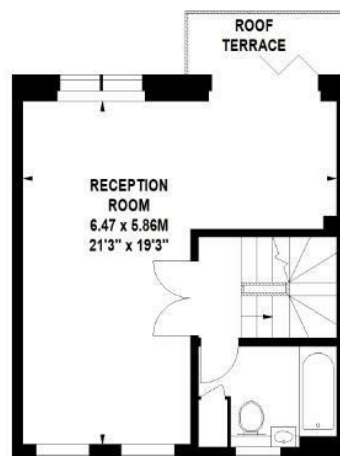
Under 1.5m head height



Ground Floor



Second Floor



First 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.

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