

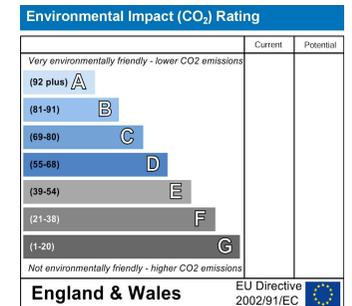
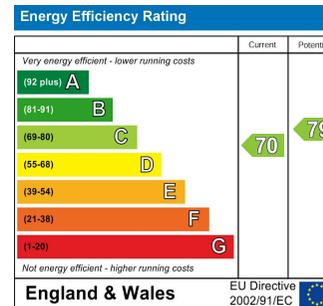


**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Elmington Road, London, SE5 | Guide Price £300,000 to £325,000  
Call us today on 020 7708 2002



- One Bedroom
- Purpose Built Apartment
  - Private Balcony
  - Modern Kitchen & Bathroom
- Lease Length: 90 Years Remaining
- Ground Rent: £10 PA (Not Subject to Increase)
- Service Charge: £3,090.98 approx PA



Guide Price £300,000 to £325,000!

A good sized one-bedroom purpose built apartment with a balcony in a sought after low-rise development in the heart of Camberwell! service charge includes heating and hot water

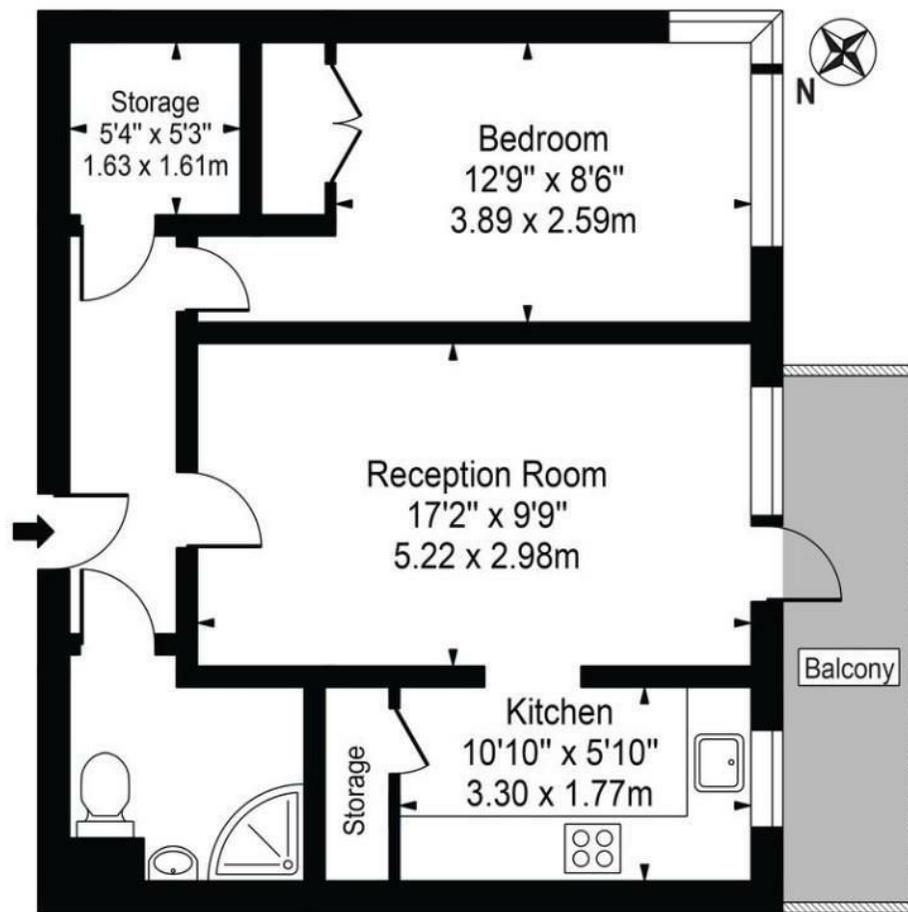
Internally you are presented with a spacious reception room, with plenty of space for relaxing and for a small dining table and chairs. There are floor to ceiling windows allowing for plenty of natural light the room is finished with laminate flooring and neutral décor. From the reception room you can directly access your private balcony where you can dine al fresco or enjoy a glass of wine with friends. There is a modern fitted kitchen with a mix of dark wood effect and white wall and base units, complementary white works tops, a built-in oven and hob, a built-in storage cupboard and is finished with herringbone wall tiling and neutral floor tiling. The bedroom has plenty of space for a bed and additional furniture and benefits from having a built in storage cupboard and is finished with same laminate flooring and neutral décor. The chic and stylish bathroom has a double rain shower, a sink and a WC and benefits from built in storage shelves, there is localised white metro wall tiling, contrasting grey floor tiling and sage green painted walls. The property further benefits from a built in storage cupboard in the hallway.

Elmington Road is only 0.8 miles to Denmark Hill station for Zone 2 trains (Victoria, Thameslink) and the Overground service to fashionable East London (Shoreditch, Dalston Junction, Highbury and Islington) and Clapham High Street and Junction. Buses on Camberwell Church St (0.3 miles) will whisk you to the West End and The City. Hop into Camberwell for a choice of great restaurants, bars and cafes. Camberwell is famous for its art scene and the South London Gallery is a 0.6 mile walk away In addition to this you are spoilt for parks in the area, from the huge Burgess Park (0.3 miles) with a lake to the smaller Victorian gardens, secretly dotted near every street.

Tenure: Leasehold  
Council Tax band: B  
Authority: London Borough of Southwark  
Lease length: 90 years remaining (Started in 1990 with a lease of 125 years.)  
Ground rent: £10 per annum  
Review period: Not subject to review  
Service charge: £3,090.98 approx per annum  
Construction: Standard construction  
Property type: Flat  
Number of floors: 3  
Entrance on floor: 2  
Has lift: No  
Over commercial premises: No  
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: Communal heating  
Building safety issues: No  
Lease restrictions: The registered Lease is made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.  
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.  
No business use  
Public right of way through and/or across your house, buildings or land: No  
Flood risk: Low  
History of flooding: No  
Planning and development: None  
Listing and conservation: None  
Accessibility: None  
Mining: No coal mining risk identified

# Elmington Road, SE5 7RB

Approx. Gross Internal Area 534 Sq Ft - 49.64 Sq M



## First Floor

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.

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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002  
| [Camberwell.Sales@hunters.com](mailto:Camberwell.Sales@hunters.com)

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