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HERE TO GET *you* THERE

Allendale Close, London, SE5 | Guide Price £335,000 to £350,000  
Call us today on 020 7708 2002



- Two Bedrooms
- Purpose Built
- Sought After Development
- Unallocated Communal Parking
- Lease Length: 979 Years Remaining
- Service Charge: £2,692.48 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	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	EU Directive 2002/91/EC

Guide Price £335,000 to £350,000!

A two-bedroom purpose built apartment, in need of modernisation, with communal parking in a sought-after development!

Internally you are presented with a good-sized reception room, with plenty of space for relaxing and for a dining table and chairs. Off the reception you'll find the kitchen with space and plumbing for white goods. There are two bedrooms of a similar size, and the main bedroom benefits from built in storage. The bathroom is fitted with a three-piece suite. The property further benefits from unallocated communal parking and 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 away, 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

Council Tax band: C

Authority: London Borough of Southwark

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

Ground rent: Peppercorn

Service charge: £2,692.48 per annum

Construction: Standard construction

Property type: Purpose built flat

Number of floors in building: 3

Entrance on floor: Ground

Has lift: No

Over commercial premises: No

Parking: Unallocated communal parking

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

Restrictions: There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

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

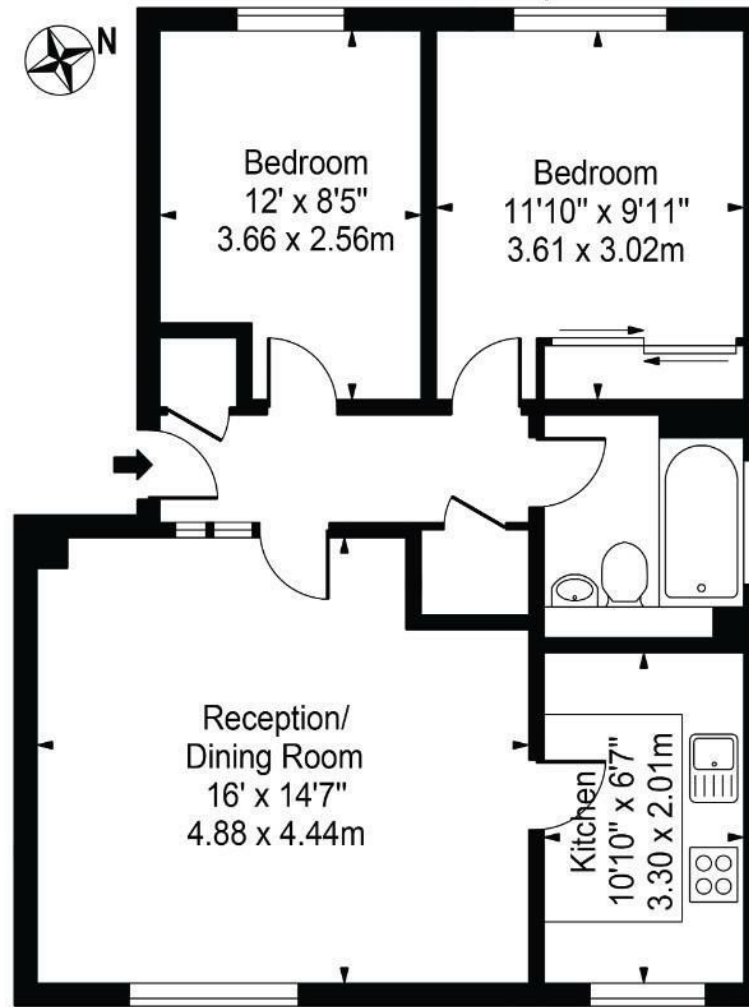
Listing and conservation: None

Accessibility: None

Mining: No coal mining risk identified

## Allendale Close, SE5 8SG

Approx. Gross Internal Area 646 Sq Ft - 60.02 Sq M



### Second 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.

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