

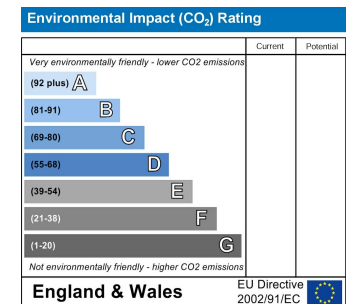
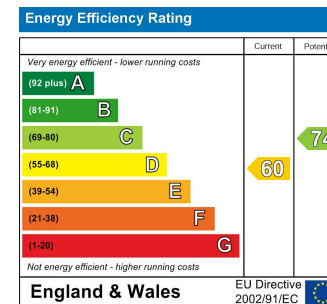


HUNTERS®
HERE TO GET *you* THERE

Lomond Grove, London, SE5, SE5 | Guide Price £325,000 to £350,000
Call us today on 020 7708 2002



- One Bedroom Flat
 - Purpose Built
- Victorian Mansion Block
 - Ground Rent: Peppercorn
 - Service Charge: £2004 PA



Guide Price £325,000 to £350,000!

A good sized one-bedroom flat set within a purpose-built Victorian mansion block!

Internally you are presented with a good-sized reception room, with plenty of space for relaxing. The room is finished with carpeting, neutral décor and the double sash window allows for ample natural light. There is a spacious eat-in kitchen with space for a small dining table and another double sash window, a good range of wood effect wall and base units, granite effect work tops, a wine shelf, and a tiled splash back and floor. There is a generous bedroom with plenty of space for a bed and for additional furniture and the room is finished with neutral décor and carpeting. There is a modern bathroom with a three-piece suite complete with a shower over the bath, a sink and a WC.

You can easily access Camberwell Road and a 0.4 mile walk to Camberwell Church Street where you will find several supermarkets and eclectic mix of restaurants, cafes, bars and local pubs. You'll also find many bus routes into Oxford Circus, South Kensington and Battersea. Denmark Hill station is located 0.9 miles away where you can get a train into London Victoria, Blackfriars or Dalston Junction. Oval station is 1.1 miles away offering the Northern Line. We are spoilt for choice in Camberwell for green spaces with several large parks including Burgess Park, which has designated cycle routes, a gorgeous lake, tennis courts and barbeque facilities.

Tenure: Leasehold

Council Tax band: B

Authority: London Borough of Southwark

Lease length: 144 years remaining (Started in 1980 with a lease of 189 years.)

Ground rent: Peppercorn

Service charge: £2004 per annum

Construction: Standard construction

Property type: Flat

Number of floors: 4

Entrance on floor: 2

Has lift: No

Over commercial premises: No

Parking: On estate, permit required

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: No

Lease restrictions: No pets

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

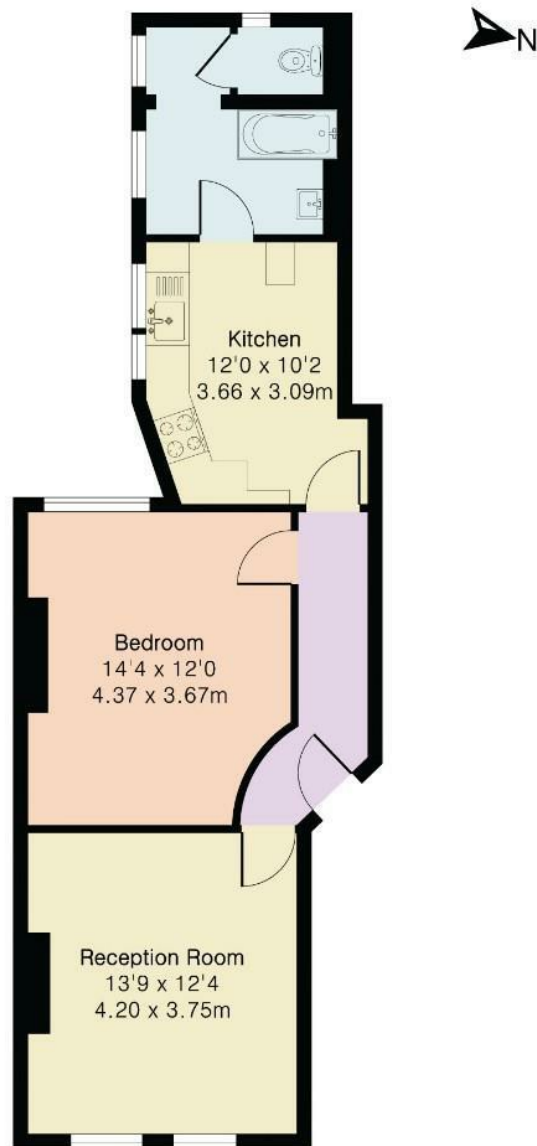
Listing and conservation: None

Accessibility: None

Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Approximate Gross Internal Area 587 sq ft - 55 sq m



Second Floor

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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