



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

**Lomond Grove, London, SE5 | Guide Price £500,000 to £540,000**  
**Call us today on 020 7708 2002**



- Two Bedroom Apartment
- Two Bathrooms
- Private Balcony
- Modern and Contemporary
- Bicycle Storage
- 241 Year Lease Remaining
- Ground Rent £400 Per Annum
- Service Charge £1720 Per Annum
- Buildings Insurance Approx £450 Per Annum

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Guide Price £500,000 to £540,000

Spacious two-bedroom, two-bathroom top floor apartment with a private balcony, communal area and bicycle storage! Chain Free

Entering the spacious reception room with plenty of space for relaxing and dining or entertaining guests, with the large floor to ceiling double doors onto your private balcony, spotlights, wooden flooring and neutral décor you're met with a warm, bright and welcoming atmosphere. The southwest facing balcony area is the perfect place for your morning coffee or a glass of wine in the evening to unwind. There is a modern and chic open plan kitchen area, with plentiful cream wall and base units and complimentary hardware and worktops and integrated appliances, creating a sleek and functional space. Both bedrooms are generously sized with plenty of space for a double bed and additional furniture, they have large windows and warm carpeting with neutral décor. The master bedroom further benefits from built in storage and an ensuite, with a large walk in shower, sink and WC, heated towel rail and complimentary wall and floor tiling. There is also a smart family bathroom complete with three-piece suite and a shower over the bath, heated towel rail and modern tiling. Alina Court is a sought after development and benefits from a communal area and bicycle storage.

You can easily access Camberwell Road and a 0.3 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 0.8 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 barbecue facilities.

Tenure: Leasehold

Council Tax band: D

Authority: London Borough of Southwark

Lease length: 241 years remaining (Started in 2016 with a lease of 250 years)

Ground rent: £400 PA (subject to review every 10 years)

Service charge: £1720 PA

Buildings Insurance: Approx £450 PA

Construction: Standard

Property type: Flat/Apartment

Number of floors: 4

Has lift: Yes

Over commercial premises: No

Parking: None

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Building safety issues: No

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

Flood risk: No

History of flooding: No

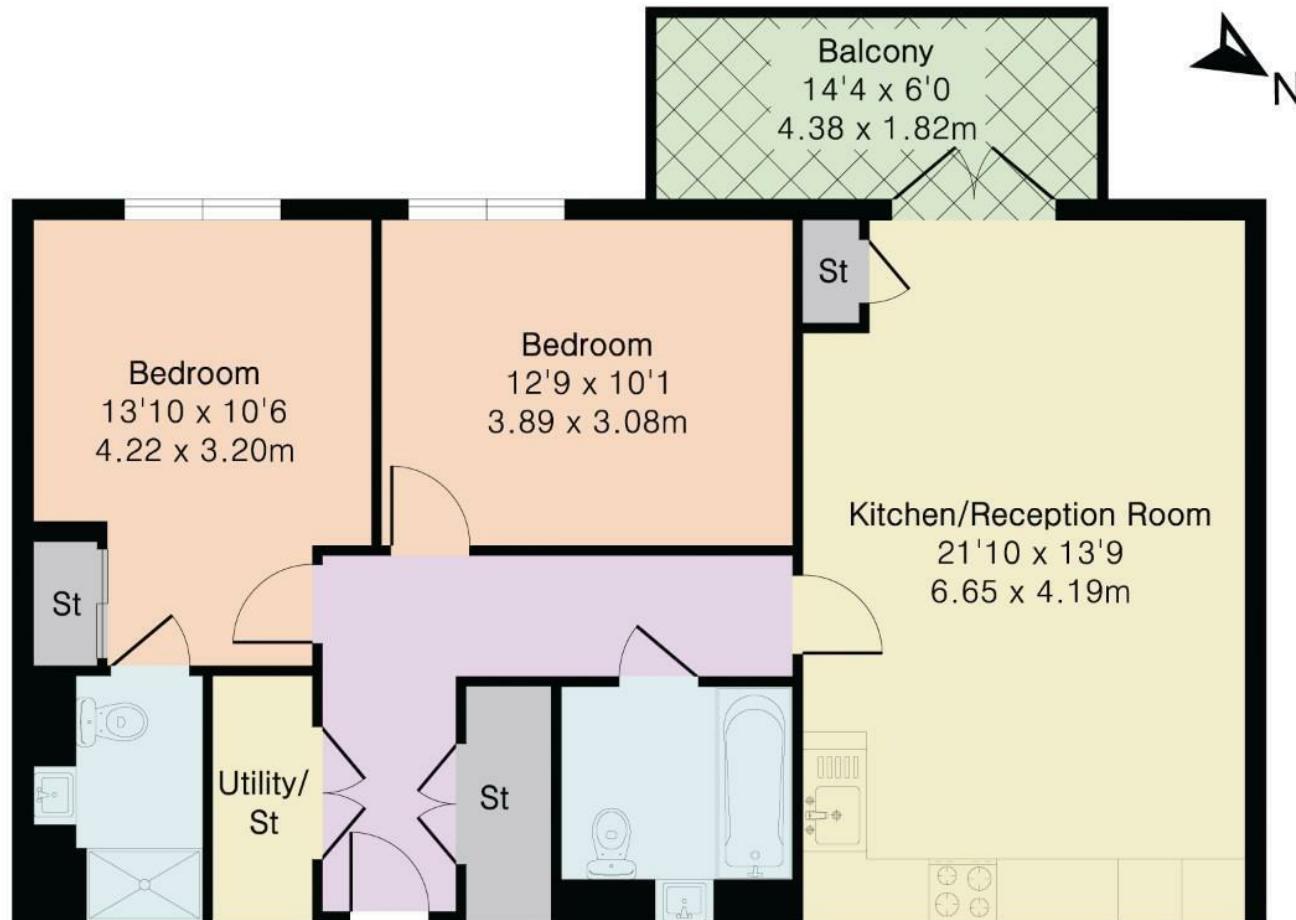
Planning and development: No

Listing and conservation: No

Accessibility: None

Mining: No coal mining risk identified

## Approximate Gross Internal Area 822 sq ft - 76 sq m



Fourth 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.