



HUNTERS[®]
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Edmund Street, London, SE5, SE5 | Asking Price £375,000
Call us today on 020 7708 2002



- One Bedroom Apartment
 - Private Balcony
 - Communal Roof Terrace
 - Modern Kitchen and Bathroom
- Lease Length: Currently Being Extended to 180 Years
- Service Charge: £1992 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

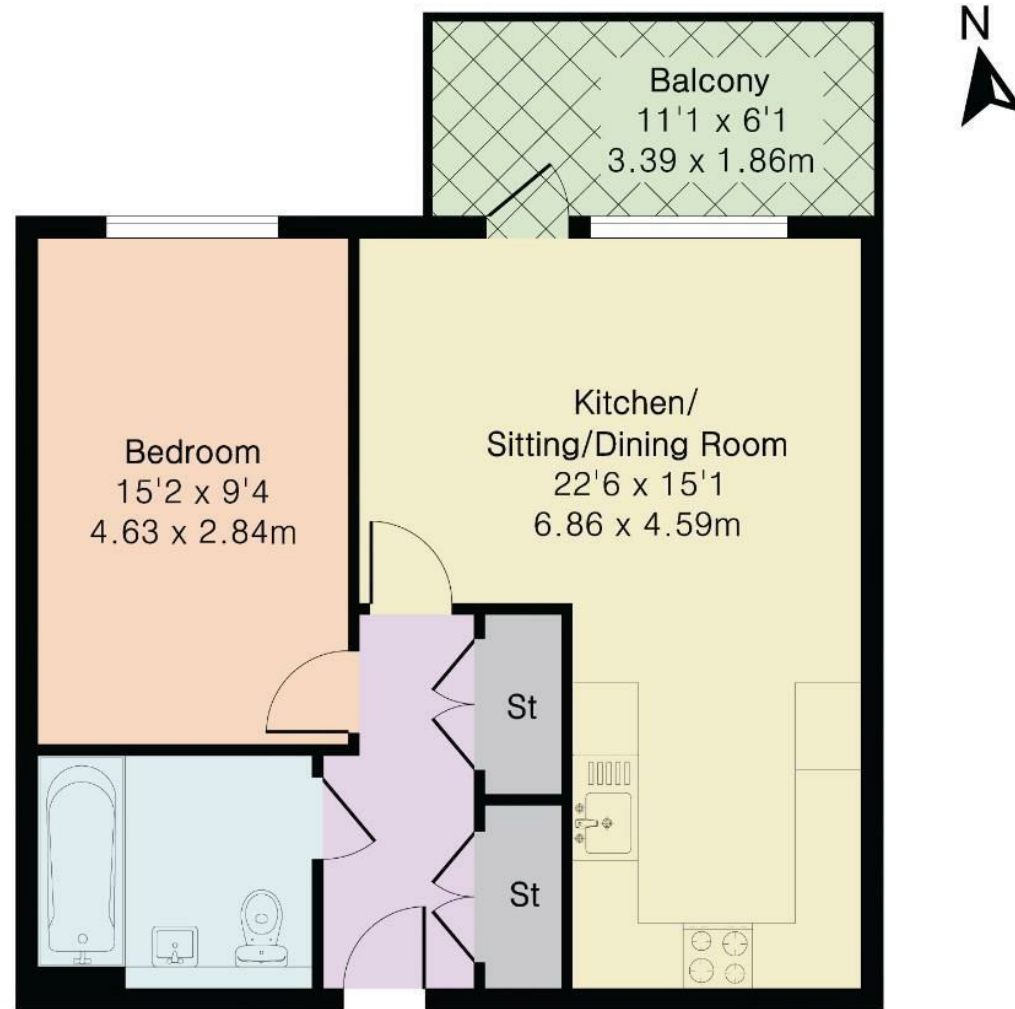
A modern and smart one bedroom apartment with a private balcony and communal roof terrace!

Internally you are presented with a spacious L shaped open plan reception room, with plenty of space to relax and for a small dining table and chairs and is finished with wood effect flooring and neutral decor. The modern fitted kitchen area has wood effect wall and base units with complementary hardware, white work tops and built in appliances keeping the space sleek. From the reception you can access the private balcony, where you can enjoy your morning coffee. The bedroom is of a good size with room for a bed and for additional furniture and has floor to ceiling windows allowing for plenty of natural light. You'll also find a smart and modern bathroom with a three-piece suite and a shower over the bath. The bathroom has large wall and floor tiling and a large wall hung mirror. The property further benefits from built in storage in the hallway and access to a communal roof terrace.

Camberwell Road is 0.2 miles way for frequent buses that whisk you to Elephant & Castle tube station. From here, you can hop onto the Northern line, Bakerloo line, overland rail services, and a myriad of bus routes that connect you to the whole of the city. Nestled between Camberwell and Peckham, you are spoilt for choice when it comes to entertainment. Camberwell has long been known for its artistic connections, and every year sees welcome additions to the string of acclaimed independent galleries, restaurants, and cafes. The award-winning Burgess Park is less than 0.1 miles away, and it is Southwark's largest park. It has had significant investment over the years and features a lovely lake, tennis courts and a cafe.

Tenure: Leasehold
Council Tax band: C
Authority: London Borough of Southwark
Lease length: 89 years remaining (Currently being extended to 180 years upon completion)
Ground rent: Not payable
Service charge: £1992 per annum
Construction: Standard construction
Property type: Flat
Number of floors: 4
Entrance on floor: 2
Has lift: Yes
Over commercial premises: No
Parking: None
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: The Lease prohibits or restricts alienation.
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: Lift
Mining: No coal mining risk identified

Approximate Gross Internal Area 556 sq ft - 52 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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