



HUNTERS[®]
HERE TO GET *you* THERE

Bavent Road, London, SE5 | Guide Price £425,000
Call us today on 020 7708 2002



- Two Bedrooms
- Share of Freehold
- Gross Internal Area -58m2
- Close To Transport Links

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		71	77
	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		

GUIDE PRICE: £425,000 - £450,000.

Introducing this Well Presented, Two Bedroom Apartment - Close to Transport Links

Internally you are presented with a spacious reception room, with plenty of room to relax and entertain guests, finished with soft carpeting, an awning window and a fireplace that draws the eye. The kitchen is fitted with white wall and base units, an integrated oven and hob, finished with wood flooring and space and plumbing for white goods. The Master bedroom offers ample space for a double bed and furniture, with sleek white walls, and carpeting. The second bedroom has the same carpeting as the master, with natural light allowed to grace the room. Heading back through the property you will find the three-piece bathroom suite, fitted with a sink, a toilet, and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash.

Bavent Road is located on the quiet roads behind King's College Hospital and very close to the award-winning Ruskin Park. You are just a 0.4 mile walk away from Denmark Hill station for fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington (via Shoreditch). Coldharbour Lane and Denmark Hill are both serviced by a myriad of buses heading in every direction. Loughborough Junction station is also 0.4m for the Thameslink. Camberwell has recently become a real destination area with an ever-growing number of independent bars, restaurants, and art galleries. You will be spoilt for choice when it comes to entertainment, from delicious breakfasts and constantly changing art exhibitions at the South London Gallery, to evening cocktails and jazz at The Crypt. In the opposite direction you are walking distance from everything Brixton has to offer, including the amazing Ritzy cinema and famous Brixton food market.

Guide price: £425,000

Tenure: Share of Freehold

Council Tax band: C

Authority: London Borough of Lambeth

Ground rent: Not payable

Service charge: £850 a year

Construction: Standard construction

Property type: Mid-terrace, Flat

Entrance on floor: 2

Has lift: No

Over commercial premises: No

Parking: On Street

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

Heating features: Double glazing

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 history of flooding has been reported.

Coastal erosion risk: No

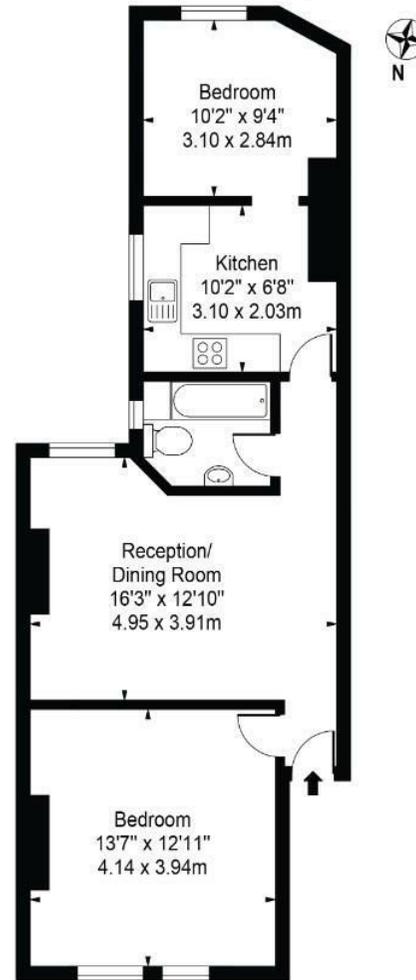
Planning and development: No

Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

Bavent Road, SE5 9RY
Approx. Gross Internal Area 633 Sq Ft - 58.81 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
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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