





- One Bedroom Apartment
- Ground Floor
- Patio Area
- Lease Length 86 Years Remaining
- Ground Rent: £10 PA (Not Subject to Increase)
- Service Charge £4,453 PA (Including £1,882 for Heating)
- Owner Will Pay the First 12 Months Service Charge

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		

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		

A light and bright one bedroom ground floor apartment with a southeast facing patio!

Internally you are presented with a generous sized reception room, with plenty of space for relaxing or entertaining guests and space for a small dining table and chairs. There are floor to ceiling windows, allowing plenty of natural light and direct access to a southeast facing patio area, the perfect spot for al fresco dining or enjoying your morning coffee. There is a separate modern kitchen with a service hatch to the reception room, cream wall and base units with complimentary hardware, contrasting work tops, an integrated oven and hob and built in pantry cupboards. The bedroom is of a good size, with plenty of space for a double bed, additional furniture and benefits from built in storage. The room has a large window overlooking the patio area, creating a bright space. You'll also find a modern shower room, with a sink, a WC, tiled floors and partially tiled walls and benefits from built in storage. The property also overlooks the communal gardens to the rear.

The property is conveniently located for all the shops, bars and restaurants of East Dulwich and Camberwell. Located only 0.4 miles from East Dulwich station and you also have Denmark Hill rail station, 0.3 miles way which has fast, frequent connections to Victoria, the City, or via the Overground to Canada Water (for Canary Wharf), Clapham, Shoreditch and Highbury & Islington. 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. The property is also located 0.6 miles from Kings College Hospital.

Tenure: Leasehold

Council Tax band: B

Local Authority: London Borough of Southwark

Lease length: 86 years remaining (Started in 1991 with a lease of 125 years)

Ground rent: £10 (Not subject to increase)

Service charge: £4,453 (including £1,882 for heating) - owner will pay the first 12 months service charge

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 3, located of ground floor

Parking: Parking on development, permit required

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Communal heating system

Building safety issues: No

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

Flood risk: Yes

History of flooding: No history of flooding has been reported.

Planning and development: No

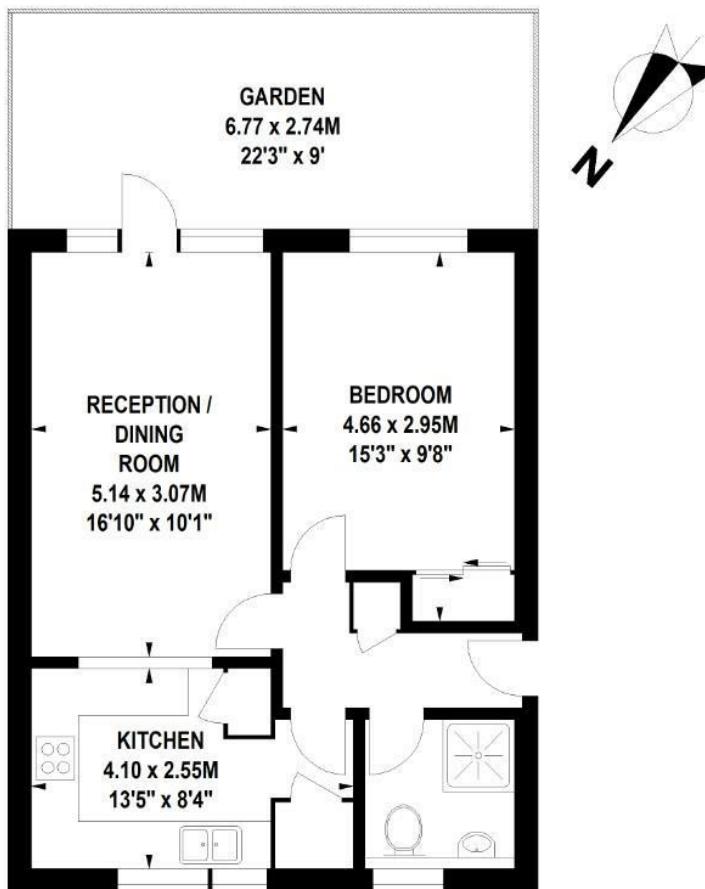
Listing and conservation: No

Accessibility: None

Mining: No coal mining risk identified

# Harfield Gardens, Grove Lane, SE5

Approximate Gross Internal Area 48 sq m / 517 sq ft



## Ground Floor

Floor Plan produced for Hunters by Mays Floorplans ©. Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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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