

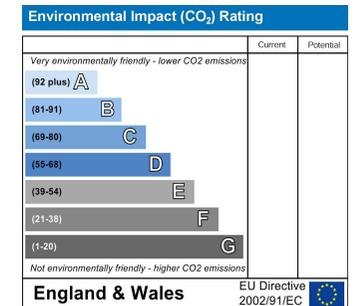
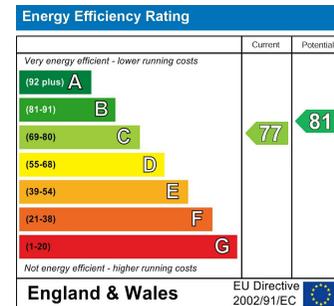


HUNTERS[®]
HERE TO GET *you* THERE

Warner Road, London, SE5 | Guide Price £300,000 to £325,000
Call us today on 020 7708 2002



- One Bedroom Flat
- Victorian Conversion
- Close to Transport Links
- Lease Length: 144 Years Remaining
- Service Charge: £400 PA (Buildings Insurance)



Guide Price £300,000 to £325,000

A one-bedroom flat in a Victorian conversion set in the heart of Camberwell.

Internally you are presented with a good-sized reception room, with plenty of space for relaxing. The room is finished with a neutral décor and a chic tile effect feature wall, and engineered oak laminate flooring that you'll find throughout the property. There is an eat-in kitchen, with a built-in breakfast bar, a good range of wood effect wall and base units, granite effect work tops, a built-in oven and hob and built-in wooden shelving for added storage. You'll find a bedroom with space for a double bed and a walk-in wardrobe. The bathroom has a three-piece suite, complete with a shower over the bath, a WC and a sink. The walls have been partially tiled with a large beige tile and the floor has contemporary pretty tiling.

The property is 0.7 miles from Denmark Hill and 0.7 miles from Loughborough Junction Station for fast trains to Victoria, the City Thameslink line and the Overground between Clapham Junction and Highbury and Islington (via Canada Water and Shoreditch). Warner Road is in the heart of arty Camberwell, a flourishing area with plenty of restaurants, café bars, a leisure centre, swimming pool and Saturday farmers' market on Camberwell Green. On the weekends, take a walk through Ruskin Park (0.6 miles) with its tennis courts, café, lake and wild nature planting, or leafy Myatt's Field park (0.7 miles) with its state of the art play areas and boutique community café. Buses from Camberwell whisk you up to Oval (Northern line), Elephant & Castle (Bakerloo), right across the city and to all the major train stations.

Tenure: Leasehold

Council Tax band: B

Authority: London Borough of Southwark

Lease length: 144 years remaining (Started in 1982 with a lease of 187 years.)

Ground rent: Not payable

Service charge: £400 (buildings insurance)

Construction: Standard construction

Property type: Flat

Number of floors: 5

Entrance on floor: Raised ground

Has lift: No

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: Mains gas 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

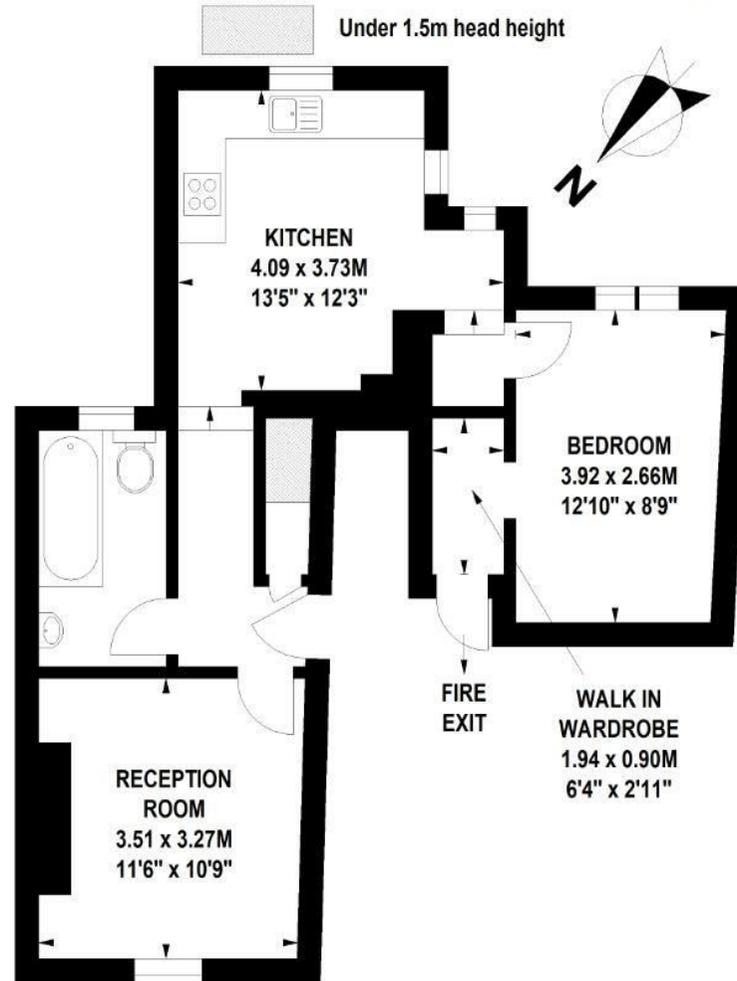
Listing and conservation: None

Accessibility: None

Mining: No coal mining risk identified

Warner Road, SE5

Approximate Gross Internal Area 49 sq m / 527 sq ft



Raised 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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