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- Luxury Development
  - Concierge
- Communal Garden
  - Balcony
  - Chain Free
- Lease Length 995 Years
  - Council Tax Band E
- Ground rent £500 PA (contact agent for review period)
- Service Charge £3154 PA
  - EPC B

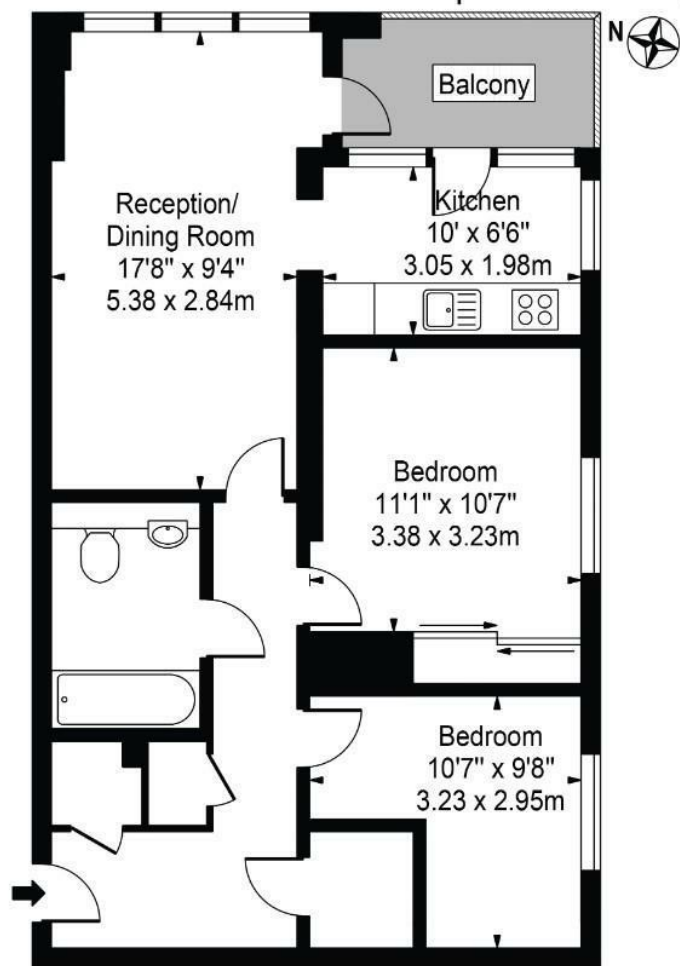
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83 84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



# Camberwell Passage, SE5 0AU

Approx. Gross Internal Area 672 Sq Ft - 62.43 Sq M



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.

Situated on the third floor of this popular and well-regarded development, this stylish two-bedroom apartment with a balcony and views of Camberwell Green.

The property is part of a luxury apartment block with carpeted corridors decorated with artwork, a concierge, secure video entry, lift and access to a large, shared garden. All main living areas have underfloor heating with hardwood flooring and crisp white walls throughout, allowing you a blank canvas for your own design and stamp. The main benefit of this apartment is the open planned reception with floor to ceiling windows overlooking Camberwell Green, a great space for entertaining and relaxing and this rolls out onto a lovely balcony. The kitchen is cleverly designed with a mirrored splash back, mixed white gloss and walnut effect wall and base units, Bosch integrated appliances, Grohe mixer tap and stainless-steel sink.

The bathroom does not disappoint and is finished to a high standard; Grohe mixer tap in a white basin built into a contrasting wooden finished unit with a white three piece bathroom suite with a shower over the bath and a mirrored cabinet. Localised wall tiles, a chrome towel rail and underfloor tiled heating completes this room.

Both bedrooms feature soft grey carpets which also have underfloor heating and the master has fitted wardrobes.

Other perks of owning this wonderful apartment are the fabulous communal courtyard garden with a seating area and integrated planting. A friendly concierge service is a great welcome after a long day or equally if you are working from home - you aren't going to be disturbed by your deliveries when you are on Zoom meeting with your boss! Bike storage and smart communal areas with a lift to all floors. There is also PureGym located opposite the main entrance on Camberwell Passage and at a separate additional cost per month via PureGym.com

Historical Camberwell has a burgeoning arts and music scene as well as a plethora of great independent restaurants, cafes and bars. Denmark Hill station is 1.0km away and has fast trains to Victoria and is also on the Thameslink line and the Overground to Clapham High Street and the fashionable East (Shoreditch, Hoxton). Oval tube station (Northern) is a bus journey or walk and is 1.5km away. At weekends head to the Southbank for a wealth of cultural and entertainment venues. The award-winning Burgess Park is just up the road it is Southwark's largest it has had significant investment over the years and has a lovely lake and café.

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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