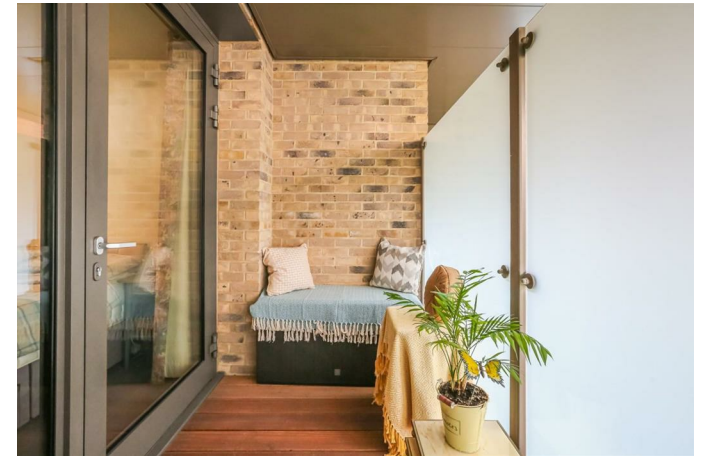




HUNTERS[®]
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Camberwell Passage, London, SE5 | £370,000
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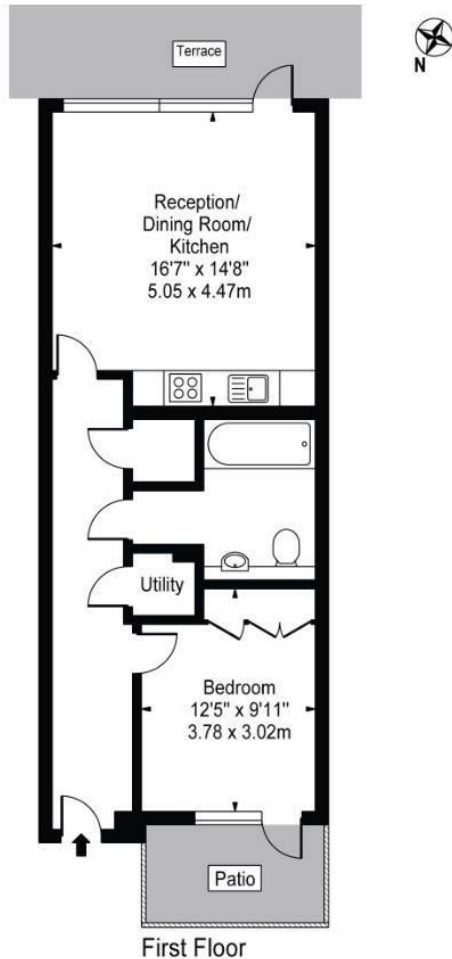
- Two Terraces
- Communal Garden
 - Concierge
 - Secured Bike Storage
- Ground Rent £450 PA (Doubles Every 25 Years)
- 993 Years Left On Lease
- Service Charge £2904 PA
 - Council Tax Band D
 - EPC Rating B
 - Lift

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	

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	

Camberwell Passage, SE5 0AU

Appox. Gross Internal Area - 582 sq ft - 54.07 sq m
External Square Footage 155.1 sq ft - 14.41 sq m (Terrace & Patio)



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.

A stylish and modern one-bedroom apartment with two private terraces and a communal garden.

Located on the first floor of this popular development is this bright and spacious one-bedroom apartment, built with luxury and efficiency in mind. The open plan reception space is awash with natural light which comes beaming through the floor-to-ceiling doors and windows. The first terrace is accessed through these doors in the reception and the second one is accessed via the bedroom. The kitchen is well equipped with an array of top-quality appliances, wall and base units, sleek composite worktops, and finished with the same high quality wooden flooring that graces the hallway and reception area, offering plenty of space to relax and entertain. The bedroom is off the hallway and boasts large floor-to-ceiling windows with a door opening on to the terrace, blending indoor and outdoor living. You have several integrated wardrobes as well as plenty of space for your own furniture. Along the corridor you have a stylish bathroom fitted with a bathtub and overhead shower, wall hung toilet, and a whitewash basin, finished with a combination of stone effect tiles and wood effect panels.

The property is part of a high-spec apartment block with carpeted corridors decorated with artwork, a concierge service seven days a week, secure video entry, bike storage, secured car park access for deliveries, lifts, and access to a large, shared garden. A full-fibre high-speed internet connection boasts speeds of up to 1Gbps, and the apartment comes complete with underfloor heating throughout, plus an efficient ventilation and air filtration system.

Historical Camberwell has a burgeoning arts and music scene as well as a plethora of great independent restaurants, shops, and bars. The development is served by a number of high-frequency bus routes departing just moments away from the front door, offering regular quick access to central London and local neighbourhoods of Brixton, Peckham, and Dulwich. Denmark Hill station is 1.0km away and has fast trains to Victoria, it is also served by the Overground to Clapham High Street and the fashionable East (Shoreditch, Hoxton), as well as Thameslink services, which also depart from nearby Loughborough Junction. Oval tube station (Northern) can be reached by a bus journey or walk, just 1.5km away. The award-winning Burgess Park, Southwark's largest green space, is just up the road, complete with a lake and several cafés following significant recent investment.

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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