



HUNTERS[®]
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Camberwell Passage, London, SE5 | £550,000
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- Three Bedrooms
- Two Bathrooms
- Communal Gardens
 - Balcony
 - Shared Parking
- 995 Years Left On Lease
- Ground Rent £550 PA
- Service Charge £4277 PA
- Council Tax Band F
- EPC Rating B

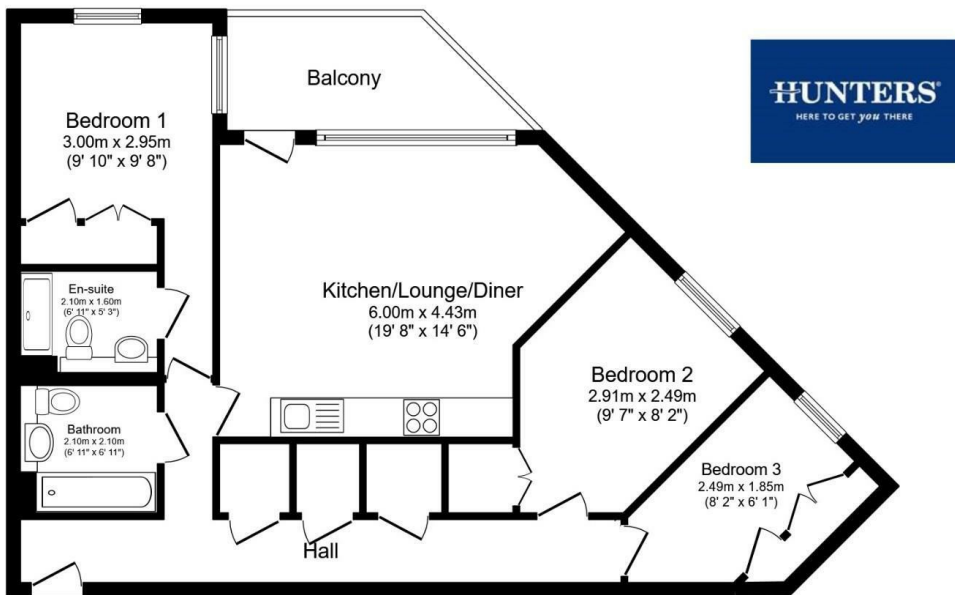
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

A three-bedroom, two-bathroom apartment with a large balcony. Situated on the third floor of this popular and well-regarded development - built with luxury and efficiency in mind.

Upon entering the property, you will find it is modern and very well presented with an open plan kitchen/reception area offering great space for relaxing and entertaining guests, with floor to ceiling windows that leads you out onto a lovely balcony. The kitchen is fitted with a variety of wall and base units, integrated hob, oven and microwave finished with sleek white worktops. The master bedroom is fitted with grey carpeting and walls, built in storage and a floor to ceiling window offering views to the balcony. The ensuite bathroom is fitted with a heated towel rail, toilet, sink and walk in shower, ideal for the busy mornings. Heading to the hallway you will find the second and third bedrooms, both fitted with grey carpeting, white walls, built in storage and neutral décor. In the hallway you will also find the family bathroom, finished to the same high standard and fitted with a bath and overhead shower perfect for a relaxing soak or the busy morning dash, wash basin, vanity unit and a heated towel rail.

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.



Total floor area 79.0 m² (851 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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