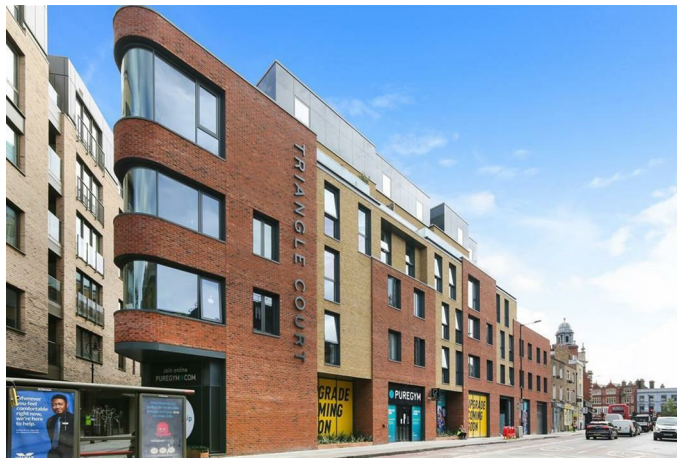


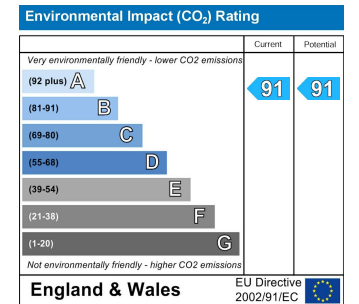
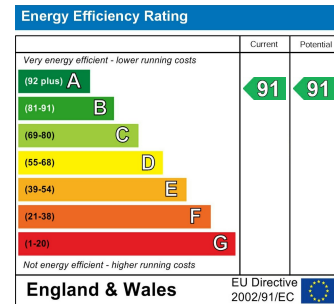


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Triangle Court, Camberwell, SE5 | £500,000
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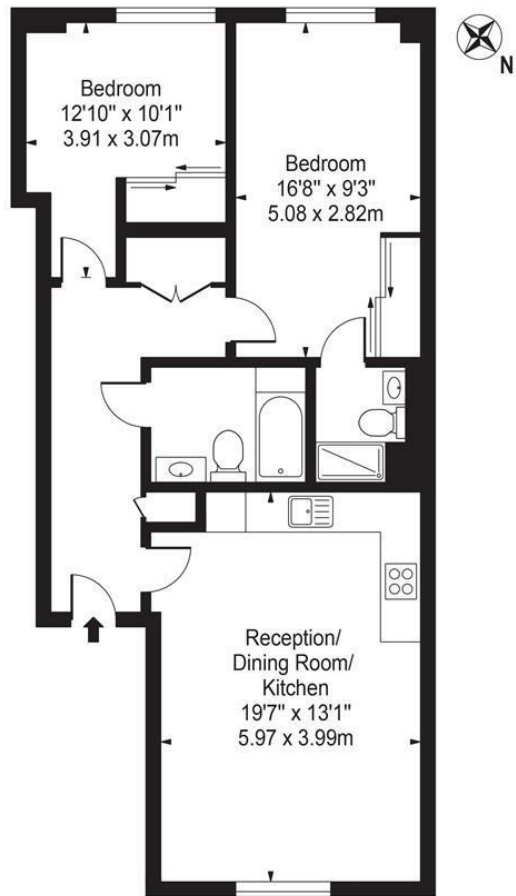


- Two Bedrooms
- Two Bathrooms
- Communal Garden
- 241 Years Left On Lease
 - Ground Rent £350 PA
- Service Charge £2733.54 PA
 - Council Tax Band D
 - EPC Rating B



Triangle Court, SE5 0AT

Approx. Gross Internal Area 725 Sq Ft - 67.35 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.

A generous two-bedroom, two-bathroom apartment with a communal garden, on the second floor of Triangle Court - 67m2.

Internally you are presented with an open-plan living kitchen area with ample space to relax and entertain. Finished with hardwood flooring, white walls, and high-performance aluminium framed double-glazed windows. The kitchen comes complete with matte finished handle less wall and base units, Hi-Macs natural acrylic stone surfaces and splash backs, stainless steel under mounted sink with mixer tap, recessed LED lighting under cupboards, Bosch stainless steel oven, hob and concealed extractor, integrated Bosch dishwasher and fridge freezer.

The master bedroom has a combination of white walls and a contemporary blue feature. There is a smart fitted sliding double wardrobe, the room has ample space for a double bed and other bedroom furniture. It also has its own en-suite shower room attached for convenience, providing a walk-in thermostatic rain shower and handheld attachment and integrated tap, vanity unit, large format porcelain grey wall and floor tiles, a chrome heated towel rail, white ceramic basin and floating toilet for easy cleaning and a shaver socket within the wall cabinet.

The second bedroom is also an impressive double, with hardwood flooring and a green feature wall, with a double fitted sliding wardrobe. The main bathroom is fitted with a cast-iron double-ended bath with a rain shower over bath, glass hinged shower screen, heated chrome towel rail, large format wall and tiles, cabinet with integrated shaver socket, vanity unit under white ceramic basin and a floating white ceramic toilet with hidden cistern.

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 only a 0.7mile walk away offering fast trains to Victoria and is also on the Thameslink line and the Overground to Clapham High Street and the fashionable East London (Shoreditch, Hoxton). Oval tube station (Northern) is a short bus journey away offering northern line services around London.

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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
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