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Squire House, London, SE5 | Offers In Excess Of £500,000  
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- Two Bedrooms
- Communal Roof Terrace
  - Large Balcony
- Gross Internal 66Sq Metres
- 245 Years Left On Lease
  - Council Tax Band D
  - EPC Rating B
- Ground Rent £350 PA
- Service Charge £2070.84 PA

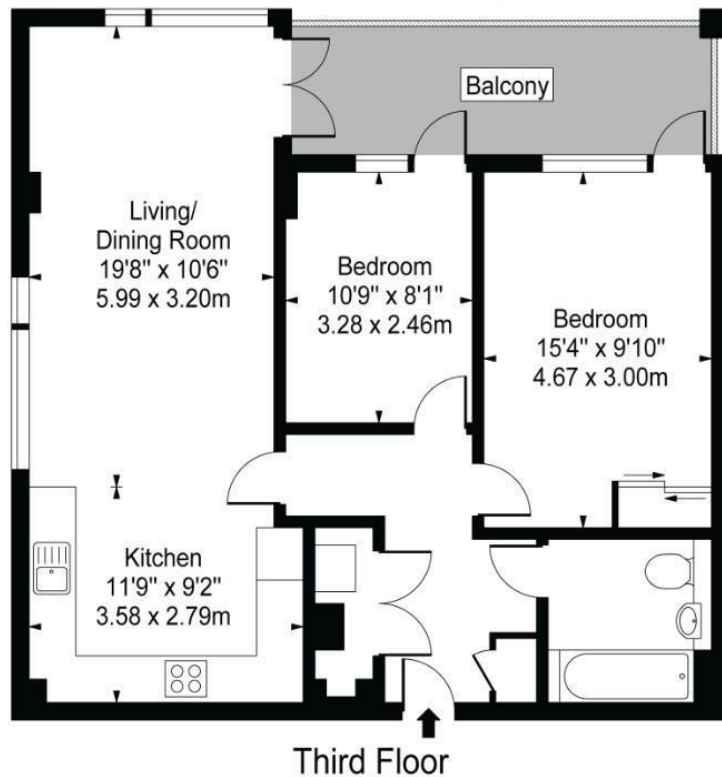
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

# Squire House, Camberwell Road, SE5 0AY



Approx. Gross Internal Area 719 Sq Ft - 66.80 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 smart third floor two-bedroom apartment with a balcony, and communal roof terrace in the heart of Camberwell.

There is a modern finish throughout the property which is evident upon entering the property. The generously proportioned living and reception area provides ample space for both a cozy lounge and an intimate dining arrangement. The interplay of blue and white walls, coupled with the sleek wooden flooring, triple aspect floor to ceiling windows/door, gives this space a contemporary ambiance. The balcony which you can find at the end of the living area is also accessible from both bedrooms and offers nice views, great for unwinding after a long day. It has enough space to fit a small table with chairs, just add plants. Leading back through the living area you will find the kitchen. The kitchen is also very modern with sleek white walls, base units, integrated appliances and green metro splashback tiling over the sink offering great colour to the kitchen. The master bedroom oozes comfort and style, with enough space to fit a double bed and essential bedroom furnishings. Offering natural light from the large window with glass door, this room provides a direct link to the balcony, blending indoor and outdoor living. The second bedroom mirrors the property's modern feel, featuring fresh white walls and its own door access to the balcony. Heading back into the hallway you will find the bathroom. This three-piece bathroom suite compliments the property with white floor to wall tiles and a large mirror, complete with a built-in W.C towel rail, inset mirror and a bathtub fitted with an overhead shower perfect for a relaxing soak or a quick shower for the busy morning dash. In addition, the property boasts access to a well-maintained communal garden, affording captivating views of the city, including landmarks such as the Shard and the spire of St Giles Church.

Being in the centre of Camberwell, there are plenty of shops for essential needs, food spots, bars and lounging coffee shops mixed in with the vibrant green space. There are many bus stops offering transport links for all over London. Denmark Hill station is 0.7 miles walk away and has an Overground service with services to London Victoria, Clapham Junction and Dalston Junction. Camberwell is famous for its art scene and the South London Gallery is a 0.7 mile walk away – they also serve delicious brunch in their cafe.

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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