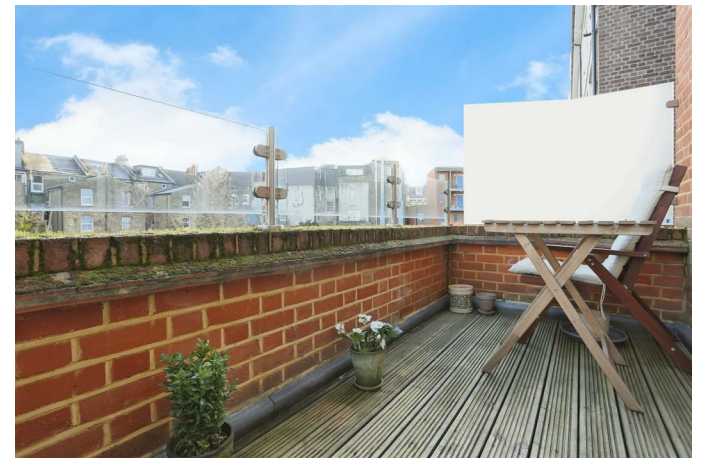




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- Two Bedrooms
 - Balcony
- Share Of Freehold
- Resident Permit Parking
- Council Tax Band D
 - EPC Rating B
- Building Insurance £469 PA

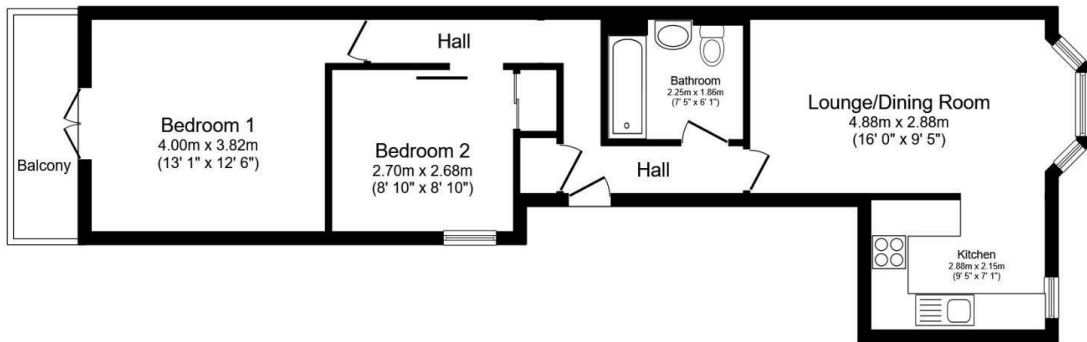
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

Introducing this stylish, well presented two-bedroom apartment with a balcony.

Internally you are presented with an open reception room. The reception is well presented with space to relax and entertain, finished with wooden flooring, sleek white walls and bay windows. The kitchen is vibrant and has a contemporary finish with grey and white wall and base units, chunky butchers block worktops, bottle green metro tiled splashbacks and an integrated oven and hob. The property has two bedrooms with the first bedroom offering built in storage and a pocket door allowing space to accommodate a double bed. The second bedroom is a large double, with access to a balcony through French doors. The balcony is a good size with space for seating finished with a smart glass balustrade. Heading back into the property, the bathroom is modern and smartly finished with contrasting grey tiling, a heated towel rail and a bath with an overhead shower perfect for a relaxing soak, or the busy morning dash.

Crawford Road is just off Coldharbour Lane in arty Camberwell, a flourishing area with plenty of restaurants, café bars, a leisure centre, swimming pool and Saturday farmers' market on the revamped Camberwell Green. On the weekends, take a walk-through Ruskin Park with its tennis courts, café, lake and wild nature planting, or head over to Myatt's Field park with its state-of-the-art play areas and boutique community café. There are plenty of transport links with Loughborough Junction Station a 0.5mile walk away and Denmark Hill Station only a 0.6mile walk away from the property offering overground services via the Overground to Canada Water (for Canary Wharf), Clapham, Shoreditch and Highbury & Islington. There are also plenty of bus connections that will whisk you around the city, to Oval (Northern Line), or up to Elephant & Castle (Bakerloo Line) and across the city to all the major train stations.



Total floor area 57.1 m² (614 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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