



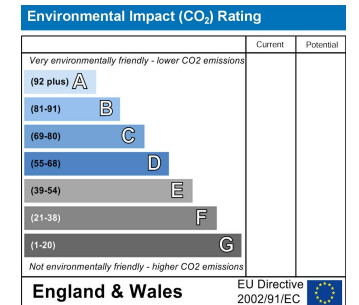
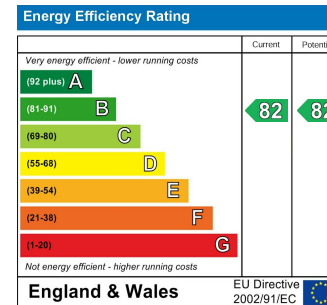
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HERE TO GET *you* THERE

Southampton Way, London, SE5 | Guide Price £325,000  
Call us today on 020 7708 2002



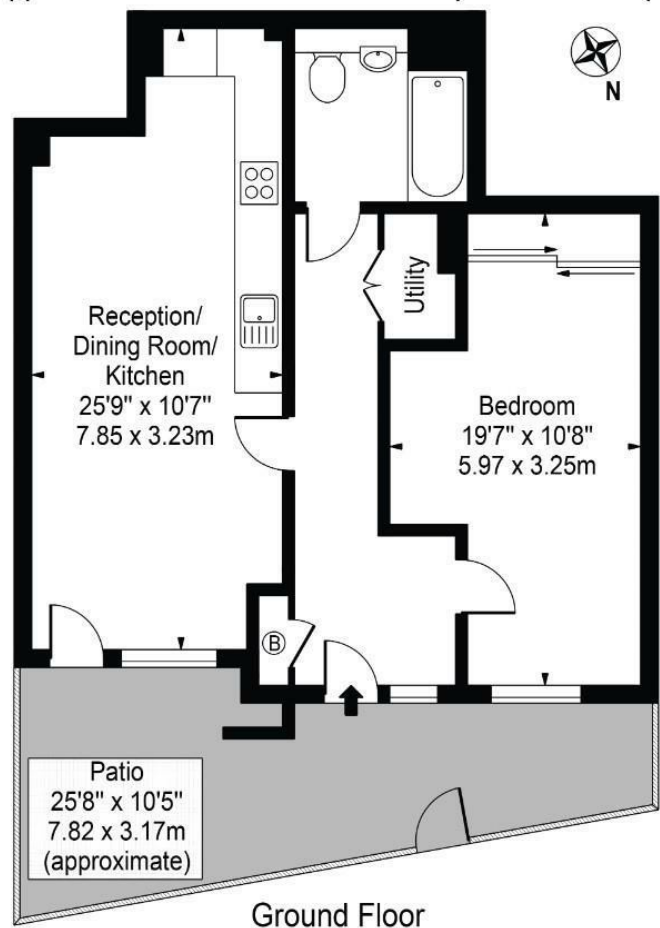
- One Bedroom
- Patio
- Communal Garden
- 242 Years Left On Lease
- Ground Rent £340 PA
- Service Charge £1200 PA
- Council Tax Band C
- EPC Rating B





## Southampton Way, SE5 7EW

Approx. Gross Internal Area 603 Sq Ft - 56.02 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://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.

GUIDE PRICE: £325,000 - £350,000.

A large well-presented, modern one bedroom apartment measuring 56m<sup>2</sup> – with a private patio and communal garden. Chain Free

To enter the property, walk through the private patio to your own front door. Internally you are presented with an open plan kitchen and reception area, offering ample space to relax and entertain, with an interplay of sleek grey and white walls, large format floor tiles and a full height window with an adjacent door. The kitchen has a modern finish with white handleless wall and base units, an integrated oven, hob and microwave, and marble effect worktops. The bedroom comes with built in storage, giving the room ample space for a double bed and furniture, and has a recessed area offering space for a desk if you work from home. The space is finished with a neutral décor, crisp white walls and soft grey carpeting. The bathroom has a contemporary finish, fitted with a large inset mirror, a heated towel rail, a toilet, sink and bath with an overhead shower, perfect for a relaxing soak or the busy morning dash.

It's a popular location for cyclists, with City and West End being commutable. Camberwell Road is a 0.4mile walk away for frequent buses that whisk you to Elephant & Castle. From here you can hop onto the Northern line, Bakerloo line, overland rail services and a myriad of bus routes that connect you to the whole of the city. Cyclists will be pleased to know that once you are inside Burgess Park there is a choice of cycle highways into central London. Camberwell has long been known for its artistic connections and every year sees welcome additions to the string of acclaimed independent galleries, restaurants and cafes. Burgess Park is close by and has a gorgeous lake, tennis courts and barbeque facilities. If you enjoy a weekend stroll head through the park and eastwards to Maltby Street Market and historic Rotherhithe or take advantage of the cultural delights on offer at Waterloo and the Southbank.

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  
| [Camberwell.Sales@hunters.com](mailto:Camberwell.Sales@hunters.com)

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