



HUNTERS[®]

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Abbott Court, London, SE5 | £380,000
Call us today on 020 7708 2002



- One Bedroom
- Balcony
- Open Plan Kitchen/Reception Area
 - Modern Bathroom
- 242 Years Left On Lease
- Ground Rent £350 PA
- Service Charge £1,138 PA
- EPC Rating B

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 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 stylish apartment with a south-facing balcony, in a smart block with a great layout and central location.

Internally you are presented with a spacious open plan kitchen/reception area, offering space to relax and entertain guests with natural light allowed to grace the property through the floor to ceiling south facing windows. The kitchen is well presented and sleek, fitted with white wall base units, and integrated appliances, finished with a handmade pale pink tiled splashback and white work tops. There is a south facing balcony which can be accessed off the lounge. The balcony offers enough space for a small table and chair, just add your favourite plants and herbs. Heading to the bedroom you will find it is a generous double, with soft carpeting white walls and built in storage. The three-piece bathroom suite can be found in the hallway, with a nice modern finish. It is fitted with a toilet, a sink, a heated towel rail, an inset mirror, and a bath with an overhead shower perfect for a relaxing soak, or the busy morning dash.

Lomond Grove is around the corner from Camberwell Road. From here your nearest overground is Denmark Hill Station. Head to Oval Tube Station for the Northern Line and cyclists will be pleased hear that via Burgess Park there are designated cycle routes. In fact, this is a fantastic spot for cyclists heading into central London, and on weekends you can make the most of the Bermondsey Beer Mile, Maltby Street Market and historic Greenwich. Camberwell has long been known for its artistic connections and the South London Gallery. We are spoilt for choice in Camberwell for green space with several large parks, your nearest is Burgess Park which has a gorgeous lake, tennis courts and barbeque facilities.

Offers in region of: £395,000

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 242 years remaining (Started in 2016 with a lease of 250 years)

Ground rent: £350 a year (Not subject to increase)

Service charge: £1,138 a year

Construction: Standard construction

Property type: Mid-terrace, Flat

Number of floors: 4

Has lift: Yes

Over commercial premises: No

Parking: Communal, Gated, Off Street

Disabled parking: Yes

Controlled parking zone: Yes

Electric vehicle charging point: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Heating features: Triple glazing

Building safety issues: No

Restrictions: Title TGL521485 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - A rule saying that no change in who owns or borrows against the property is allowed without proof from the owner of the estate under title number TGL460473 or their official representative that certain conditions of the lease have been met. - Santander UK PLC must agree in writing before any change is made in who owns the property. - Homes and Communities Agency must agree in writing before any change is made in who owns the property.

Rights and easements

Public right of way through and/or across your house, buildings or land: No

Flood risk: Long-term flood risk

History of flooding (No history of flooding has been reported.)

Coastal erosion risk: No

Planning and development: No

Listing and conservation: No

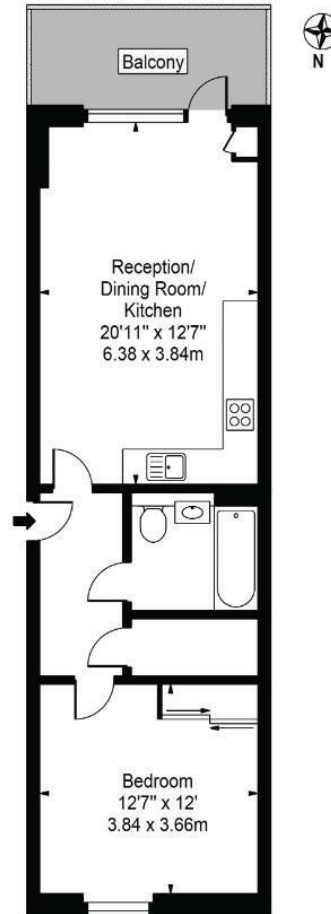
Accessibility

Level access, Lift access, Wide doorways

Coalfield or mining: No coal mining risk identified

Abbott Court, SE5

Approx. Gross Internal Area 555 Sq Ft - 51.56 Sq M



Third Floor

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.

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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