

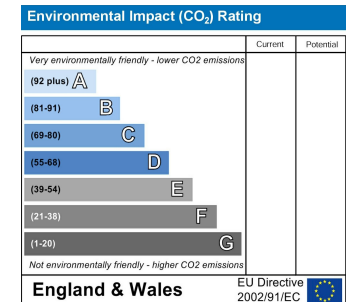
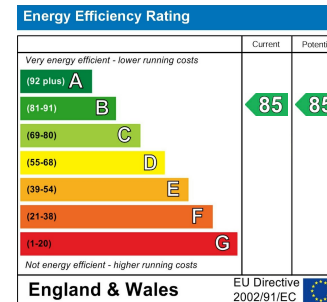


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Camberwell Passage, London, SE5 | Offers In The Region Of £525,000
Call us today on 020 7708 2002



- Two Double Bedrooms
 - Modern Apartment
 - Balcony
 - Communal Garden
 - Concierge
 - Council Tax Band D
 - EPC Rating B
 - Lift



Located on the fourth floor of this luxury and stylish apartment is this bright and spacious two-bedroom apartment.

Concierge ,communal gardens ,bike store, lift, chain free

Built with luxury and Energy efficiency in mind, Two bedroom apartment with floor to ceiling windows and a private balcony add to the ambiance. The kitchen is well presented with white wall and base units, integrated BOSCH appliances and a sleek white worktop. This area is finished with the same high-quality flooring that graces the hallway and reception, plenty of space to relax and entertain. Both Bedrooms have built in wardrobes ,Main bedroom offers access to a Juliet balcony. Along the corridor you have a modern SKANDI style bathroom including a full-size bathtub with shower, a wall hung toilet and a white wash basin. Finished with a combination of stone effect tiles and wood effect panels. The property is part of a luxury apartment block with carpeted corridors decorated with artwork, a concierge, secure video entry, lift and access to a large shared garden.

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 1.0km away and has fast trains to Victoria and is also on the Thameslink line and the Overground to Clapham High Street and the fashionable East (Shoreditch, Hoxton). Oval tube station (Northern) is a bus journey or walk and is 1.5km away. At weekends head to the Southbank for a wealth of cultural and entertainment venues. The award-winning Burgess Park is just up the road it is Southwark's largest it has had significant investment over the years and has a lovely lake and café.

Offers in the region of: £525,000

Tenure: Leasehold

Council Tax band: D

Authority; London Borough of Southwark

Lease length: 992 years remaining (Started in 2017 with a lease of 999 years)

Ground rent: £500 a year (Not subject to increase)

Service charge: £3,124.96 a year

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 5

Has lift: Yes

Over commercial premises: No

Parking: On Street

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: None

Building safety issues: No

Restrictions

Title TGL487720 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No selling or transferring the property without the written consent of the current charge owner, HSBC Bank PLC, due to the legal charge dated 28th July 2017 - The lease has certain conditions which limit passing the property onto someone else (alienation) - The property can only be used as said in the lease

Rights and easements

Title TGL487720 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Any legal right of way or benefit mentioned in the lease (for example, access or services) comes with the property, although this is subject to any rights granted or reserved by the lease that affect the land

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

Flood risk: Yes

River and sea flooding risk: Very Low; Surface water flooding risk: Very Low;

Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely

History of flooding: No history of flooding has been reported.

Coastal erosion risk: No

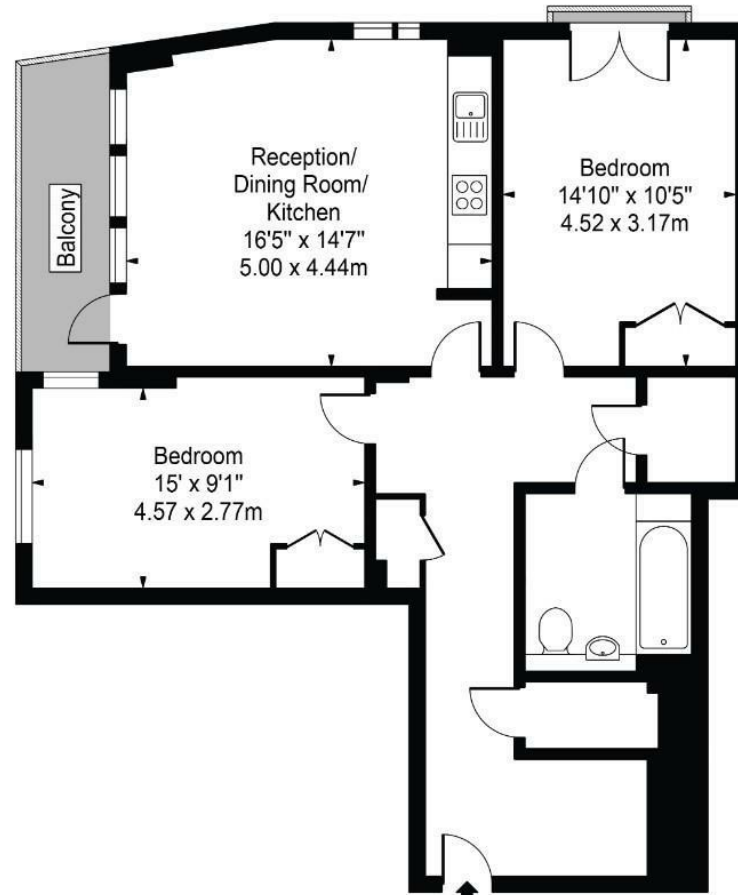
Planning and development: No

Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

Camberwell Passage, SE5 0AX
Approx. Gross Internal Area 844 Sq Ft - 78.41 Sq M



Fourth 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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