

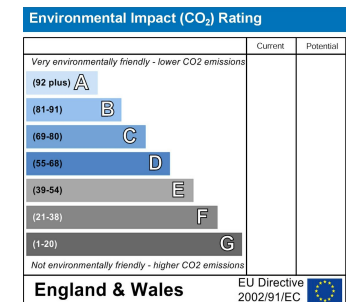
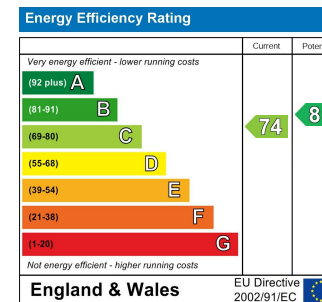


HUNTERS[®]
HERE TO GET *you* THERE

Gables Close, London, SE5 | £265,000
Call us today on 020 7708 2002



- One Bedroom
- Allocated Parking Space
- Close To Brunswick Park
 - Council Tax Band B
- 116 Years Left On Lease
- Ground Rent £100 PA
- Service Charge £1,618 PA
 - EPC Rating C



Introducing this well presented one bedroom apartment, located in the heart of SE5 - with a parking space and chain free!

Internally you are presented with a semi-open-plan kitchen reception area, with laminate flooring and neutral decor. The double bedroom is a good size and is carpeted. Off the hallway there is also a bathroom with a white three-piece bathroom suite which is tiled, with a bathtub, shower over bath, basin and toilet. The hallway offers a fitted cupboard and intercom. Outside you can enjoy the tranquility of the cul de sac itself which is set back from any main road and still enjoy the hustle and bustle of nearby Camberwell. The property comes with an allocated parking space so handy for family if they are visiting from afar.

The wonderful Brunswick Park which is nearby offers free tennis courts and a children's play area, making it a valuable community asset and Camberwell Green has become a real focal point to the area with its weekend farmers market and established art scene helping build on this already tight knit and friendly community. Camberwell Church Street is approximately 0.1 miles away and from there you can hop on several buses that will whisk you to Oval, Vauxhall (Victoria) or Elephant & Castle (Northern, Bakerloo) Underground stations in no time. Denmark Hill Station is a pleasant 0.9 mile walk away and offers fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington. Brixton is not far in the opposite direction and has become famous in recent years for its fabulous food market and nightlife.

Fixed price: £275,000

Tenure: Leasehold

Council Tax band: B

Authority: London Borough of Southwark

Lease length: 116 years remaining (Started in 1990 with a lease of 150 years)

Ground rent: £100 a year (Not subject to increase)

Service charge: £1,618 a year

Construction: Standard construction

Property type: End-terrace, Flat

Number of floors: 3

Has lift: No

Over commercial premises: No

Parking: Allocated

Controlled parking zone: Yes

Electricity: Connected to mains electricity (Has solar panels)

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Building safety issues: No

Rights and easements

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: High;

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

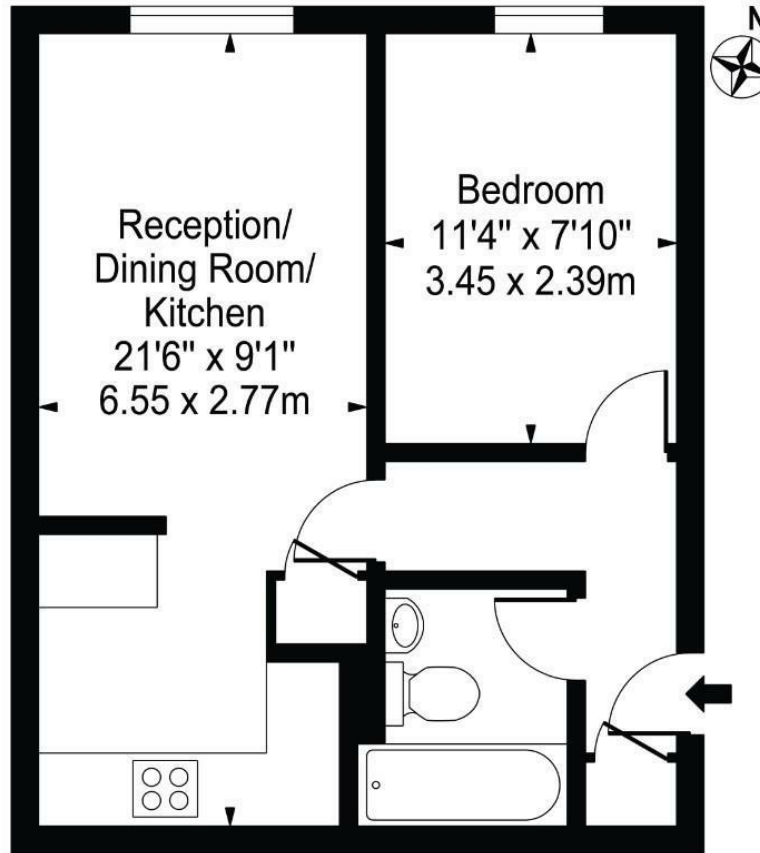
Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

Gables Close, SE5 7QF

Approx. Gross Internal Area 376 Sq Ft - 34.93 Sq M



Ground 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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