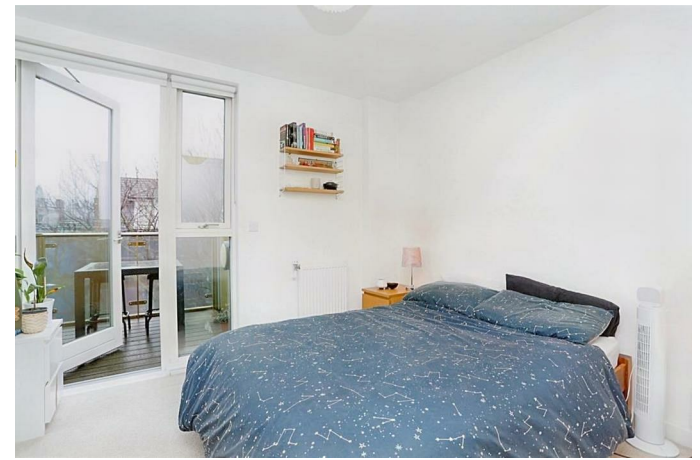




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- Two Bedrooms
- Two Balconies
- Two Bathrooms
- Communal Roof Terrace
- Service Charge £2189.76 PA
- Ground Rent £300 PA
- Council Tax Band D
- EPC Rating B
- 91 Years Left On Lease
- Lift

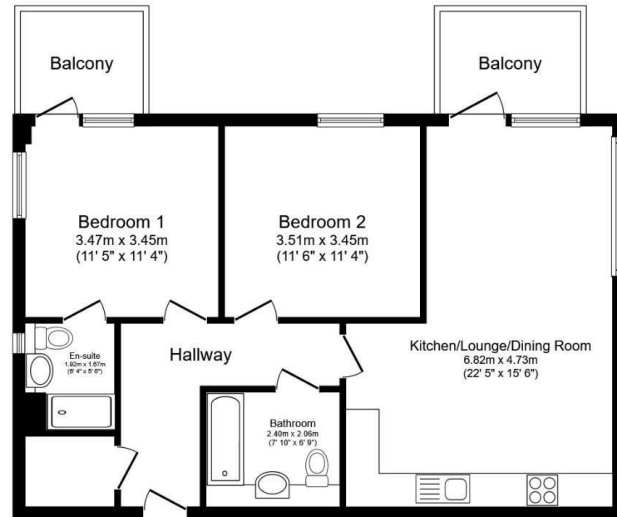
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

A two-bedroom apartment measuring 71m<sup>2</sup>, with two bathrooms and two balconies - located in a sought-after modern development which has a wonderful communal roof terrace and landscaped gardens Lift

Internally, you are presented with a large open-plan reception with floor-to-ceiling dual aspect windows ensuring it is awash light, with a door that rolls out onto a good-sized balcony with space for a small table and chairs. The reception area offers plenty of space to relax and entertain, finished with wood flooring and white walls. The kitchen is well presented with plenty of wall and base units, white worktops, white tiled splashbacks and an integrated oven and hob to keep the space sleek. Both bedrooms are fitted with grey carpeting, and both offer space for a double bed and furniture. The master bedroom has an en suite bathroom and offers access to the second balcony through a large French door. The bathroom has a contemporary finish with large format tiles, inset mirrors and spotlights, chrome heated towel rail, and a bath with an overhead shower perfect for a relaxing soak or the busy morning dash.

Southampton Way is around the corner for frequent buses that whisk you to Elephant & Castle tube station. 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. Nestled between Camberwell and Peckham, you are spoilt for choice when it comes to entertainment. 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. The award-winning Burgess Park is just up the road, and it is Southwark's largest park. It has had significant investment over the years and features a lovely lake, tennis courts, cafe, and barbecue 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.



Total floor area 71.7 m<sup>2</sup> (772 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](http://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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