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Fresco House, London, SE5 | Offers In Excess Of £485,000
Call us today on 020 7708 2002



- Two Bedrooms
- Large Balcony
- Natural Light
- Communal Roof Terrace
- Communal Bike Shed
- EPC Rating B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(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	

Introducing this wonderfully bright and smartly presented two-bedroom apartment - with a large south facing balcony – ideal for commuting professionals or first-time buyers.

Internally you are presented with a generous reception area, offering space to relax and entertain, finished with white walls and complimentary wood flooring. The area is awash with light from either end and there is ample space for a table and chairs, or outdoor sofa on the balcony, just add your favourite plants and herbs. The kitchen has a sleek modern finish, with contemporary handleless wall and base units, an integrated oven and hob, and a designated area for a dining table and chairs. The south facing balcony is larger than average and can be accessed via the reception area. Heading through the property you will find two bedrooms. Both bedrooms are finished with soft carpeting and sleek white walls, with the master bedroom offering built in storage and ample space for a king size bed. The three-piece bathroom suite is well presented, fitted with a heated towel rail, a toilet, and a sink, finished with stone effect tiling and a bath with an overhead shower perfect for a relaxing soak, or the busy morning dash.

Denmark Hill Station is a 1 mile walk away and is your closest tube station offering fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington. The wonderful Burgess Park is at the end of the road and has a gorgeous lake, tennis courts and sports facilities and communal gardens. 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. Brunswick Park is also nearby and offers free tennis courts and a children's play area, making it a valuable community asset. Camberwell Church Street is a 0.5 mile walk from which you can hop on a number of buses that will whisk you to Oval, Vauxhall (Victoria) or Elephant & Castle (Northern, Bakerloo) Underground stations in no time. Camberwell Church Street has seen a boom in the number of fantastic independent restaurants that will be sure to excite your taste buds.

Offers in excess of: £500,000

Tenure: Leasehold

Council Tax band: D

Authority: London Borough of Southwark

Lease length: 117 years remaining (Started in 2016 with a lease of 125 years)

Ground rent: £300 a year (Not subject to increase)

Service charge: £2,700 a year

Construction: Standard construction

Property type: Flat

Number of floors: 4

Has lift: Yes

Over commercial premises: No

Floorplan: To be provided

Parking: On Street

Controlled parking zone: Yes

Electric vehicle charging point: 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

Heating: Central heating, Mains gas

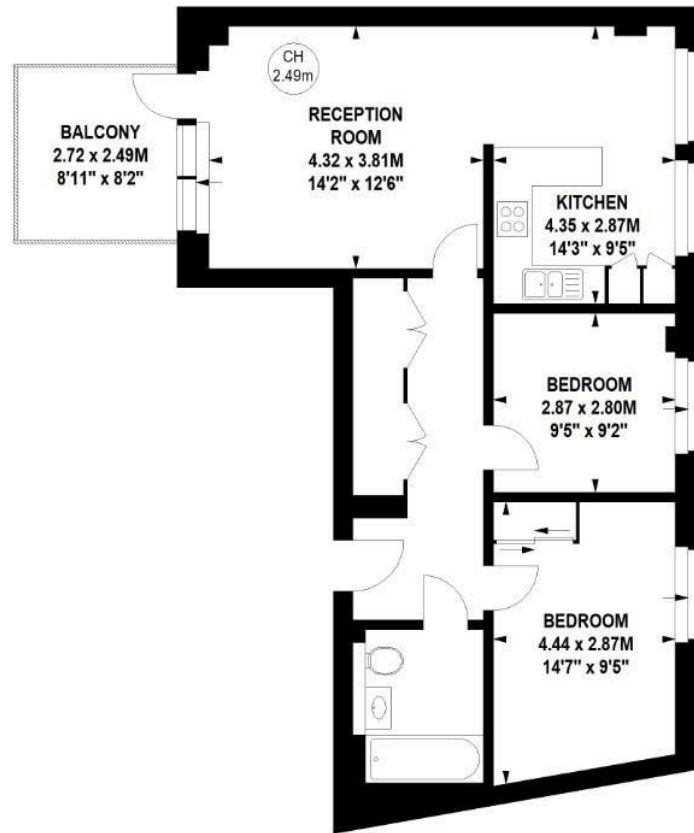
Building safety issues: No

Fresco House, SE5

Approximate gross internal area
67.90 sq m / 731 sq ft



Key :
CH - Ceiling Height



Second Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.

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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