



HUNTERS[®]
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Squire House, Camberwell Road, London, SE5 | £500,000
Call us today on 020 7708 2002



- Two Bedrooms
- Communal Roof Terrace
 - Large Balcony
- Modern Kitchen and Bathroom
- 250 Years Left On Lease
 - Council Tax Band D
 - EPC Rating B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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 smartly presented first floor two-bedroom apartment with a balcony, and communal roof terrace in the heart of Camberwell.

Internally you are presented with a generously proportioned living and reception area, offering ample space to relax and entertain. The sleek white walls, wood flooring and triple aspect floor to ceiling windows gives this space a contemporary ambience. The balcony is large and can be accessed via a door at the end of the living area or via both bedrooms. It offers a space for a table and chairs, great for unwinding after a long day. The kitchen has a modern finish with plenty of white wall and base units, an integrated oven and hob, and granite effect worktops. The master bedroom oozes comfort and style with soft carpeting and enough space to fit a double bed and essential bedroom furnishings. This room provides direct access to the balcony, blending indoor and outdoor living. The second bedroom mirrors the property's modern feel, featuring fresh white walls and its own door access to the balcony. Heading back into the hallway you will find the bathroom. This three-piece bathroom suite compliments the property with floor to wall tiles and a large inset mirror, complete with a built-in W.C towel rail, and a bathtub fitted with an overhead shower perfect for a relaxing soak or a quick shower for the busy morning dash. In addition, the property boasts access to a well-maintained communal garden, affording captivating views of the city, including landmarks such as the Shard and the spire of St Giles Church.

Being in the centre of Camberwell, there are plenty of shops for essential needs, food spots, bars and lounging coffee shops mixed in with the vibrant green space. There are many bus stops offering transport links for all over London. Denmark Hill station is 0.7 miles walk away and has an Overground service with services to London Victoria, Clapham Junction and Dalston Junction. Camberwell is famous for its art scene and the South London Gallery is a 0.7 mile walk away – they also serve delicious brunch in their cafe.

Offers in excess of: £500,000

Tenure: Leasehold

Council Tax band: D

Authority: London Borough of Southwark

Lease length: 243 years remaining (Started in 2017 with a lease of 250 years)

Ground rent: £350 PA

Service charge: £2,301.36 PA

Construction: Standard construction

Property type: Detached, Flat

Number of floors: 6

Entrance on floor: 1

Has lift: Yes

Over commercial premises: No

Parking

Controlled parking zone: 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: None

Heating features: Double glazing

Building safety issues: No

Restrictions

Title TGL527831 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The flat cannot be used as a betting office or for similar gambling activities. - No selling or transferring the flat (except for using it as security for a loan) without a certificate confirming the rules of certain clauses in the lease are followed.

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

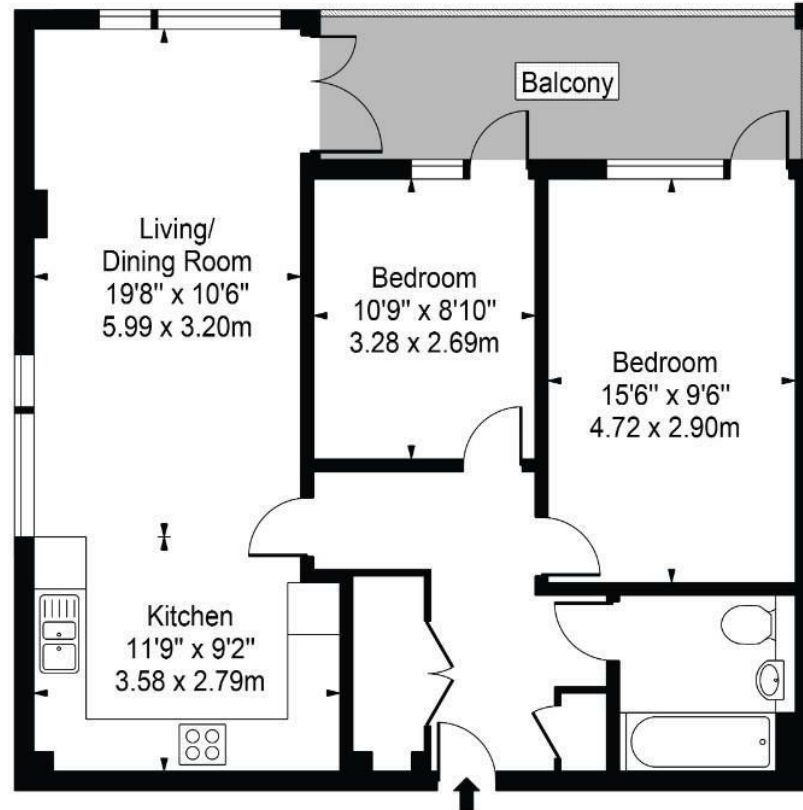
Planning and development: No

Listing and conservation: No

Accessibility: Lift access, Wide doorways

Coalfield or mining: No coal mining risk identified

Squire House, SE5 0AY
Approx. Gross Internal Area 719 Sq Ft - 66.80 Sq M



First 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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