



HUNTERS[®]
HERE TO GET *you* THERE

McNeil Road, London, SE5 | Offers In Excess Of £350,000
Call us today on 020 7708 2002



- One Bedroom
- Private South East Facing Garden
 - 89 Years Left On Lease
 - Ground Rent £10 PA
- Service Charge £3,441.27 PA
- Council Tax Band B
- EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(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			
(82 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 well-presented one-bedroom apartment with a private southeast facing garden.

Internally you are presented with a vibrant reception room offering ample space to relax and entertain, finished with wood flooring and natural light through the large windows. The garden is southeast facing and can be accessed via a door in the reception and offers ample space for a table and chairs, just add your favourite plants and herbs. Heading through to the kitchen you will find it is well presented with white wall and base units, complimentary black worktops, stylish orange tiled splashbacks and a range cooker, with all other appliances integrated to keep the space sleek. The bedroom continues the vibrant look, offering space for a double bed and furniture, finished with wood flooring. The three-piece bathroom suite can be found off the hallway, and is fitted with blue mosaic tiling, a sink, a toilet, and a shower bath, perfect for a relaxing soak or the busy morning dash.

Denmark Hill station is only a 0.3mile walk away, providing a faster service to Victoria. Head to Bellenden Road for the superb Village Store where you can buy great quality groceries. The amazing Flock and Herd is your local butcher, and the General Store sells a variety of speciality cheese and organic wines. Camberwell has an ever-growing number of great restaurants. Without even setting foot on the main road, you can eat at the Crooked Well, with its relaxed fine dining, or Theo's high-quality pizzeria. Lucas Gardens is down the road, a wonderful example of an urban Victorian park. Or wander along Peckham Road to the South London Gallery for a wide variety of exhibitions, and a café serving a great weekend brunch. For schools you are blessed with the Lyndhurst Grove Primary or The Villa Pre-Prep. Peckham Rye station is a walk through Warwick Gardens for fast trains to Victoria and London bridge and the Thameslink line, as well as Overground services between Clapham Junction and Highbury and Islington (via Shoreditch).

Offers in excess of: £350,000

Tenure: Leasehold

Tenure marketed as: Freehold

Council Tax band: B

Authority: London Borough of Southwark

Lease length: 89 years remaining (Started in 1988 with a lease of 125 years)

Ground rent: £10 a year (Not subject to increase)

Service charge: £3,441.27 a year

Construction: Standard construction

Property type: Mid-terrace, Flat

Number of floors: 3

Has lift: No

Over commercial premises: No

Parking: Communal

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

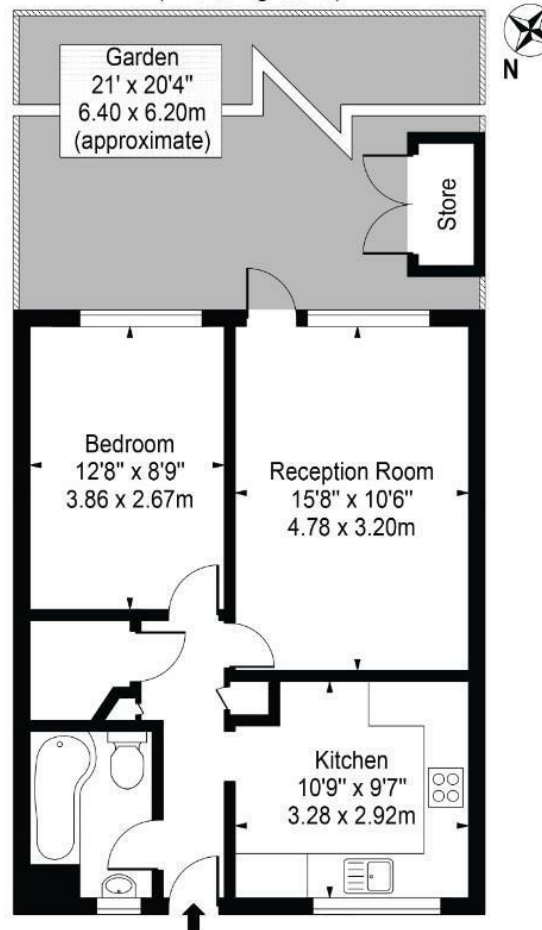
Sewerage: Connected to mains sewerage

Heating: Communal heating system

Heating features: Double glazing

Building safety issues: No

Mcneil Road, SE5 8PL
Approx. Gross Internal Area 505 Sq Ft - 46.92 Sq M
(Excluding Store)



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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

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