



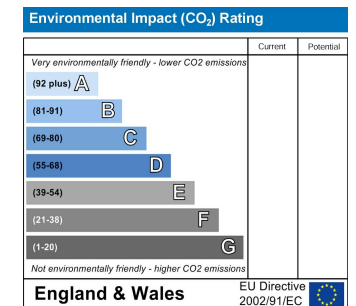
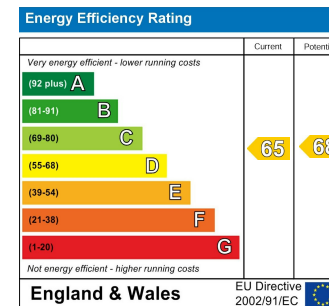
**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Havil Street, London, SE5 | £450,000  
Call us today on 020 7708 2002





- Three Double Bedrooms
- Spacious Patio Garden
- Close To Brunswick Park
- 89 Years Remaining On Lease (Being Extended to 179 Years)
- Ground Rent £10 PA
- Service Charge £5,461.99 PA
- Council Tax Band C
- EPC Rating



A well presented, large split level three-bedroom apartment with a west facing private garden – Measuring 95m<sup>2</sup>

Internally you are presented with a smartly presented reception room measuring nearly 5metres across, offering ample space for a large sofa, and to relax and entertain, finished with stylish green walls and wood flooring. Head through the French doors in the reception onto a spacious patio garden, with space for a table and chairs, surrounded with planters, just add your favourite plants and herbs! The kitchen/dining room is well presented, with white wall and base units, butchers block style worktops, complimentary white tiled splashbacks and space for plumbing and white goods. Heading upstairs you will find three generously sized bedrooms offering space for a double bed and furniture, finished with wood flooring, and neutral décor, maintaining the sleek look shown throughout the property. There is access to a W/C in the hallway on the ground floor, whilst on the first-floor hallway you will find a three-piece bathroom suite fitted with a toilet, a sink and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash.

The wonderful Brunswick Park which is nearby offers free tennis courts and a children's play area, making it a valuable community asset. 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 a 0.5mile walk away, 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. Denmark Hill Station is a 0.9 mile walk away and offers fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington. Camberwell Church Street has seen a boom in the number of fantastic independent restaurants, cafes and bars meaning you will be spoilt for choice on your doorstep. Peckham is just down the road and is one of South London's most exciting destinations, with great music, art and food. Brixton is not far in the opposite direction and has become famous in recent years for its fabulous food market and nightlife.

Guide price: £450,000

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 89 years remaining, currently being extended to 179 years

(Started in 1988 with a lease of 125 years)

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

Service charge: £5,461.99 a year

Construction: Standard construction

Property type: Other build form, Maisonette

Number of floors: 2

Has lift: No

Over commercial premises: No

Parking: Communal, Off Street, On Street

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

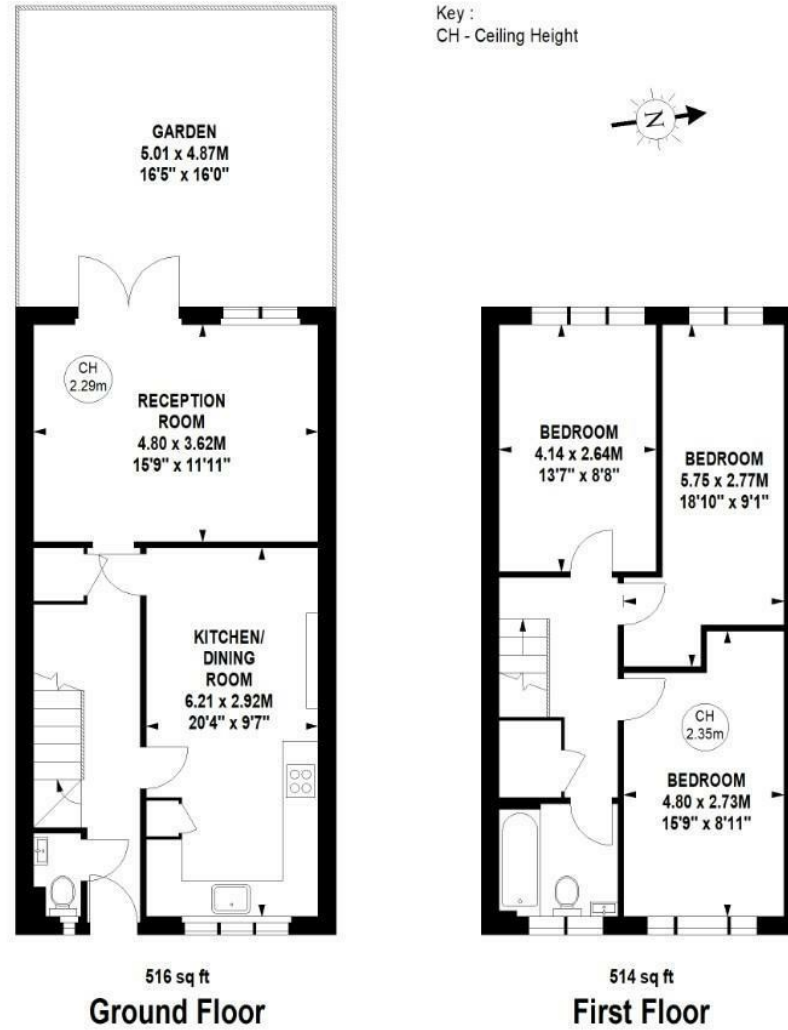
Heating features: Double glazing

Building safety issues: No

# Havil Street, SE5

Approximate gross internal area

95.68 sq m / 1030 sq ft



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.

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

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE