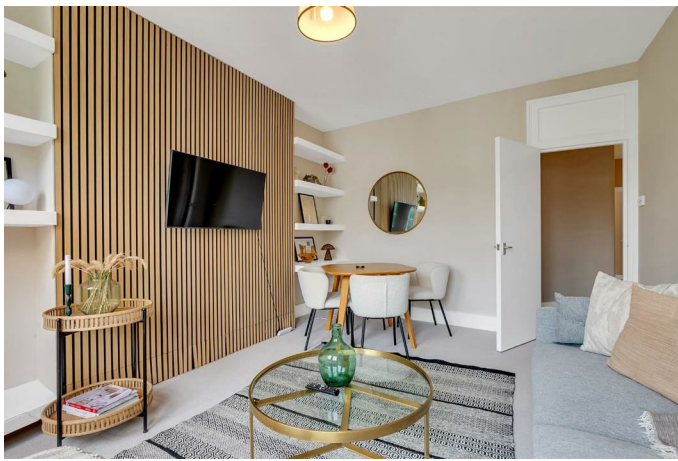


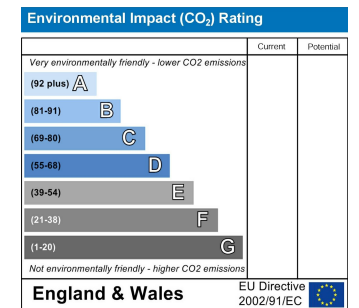
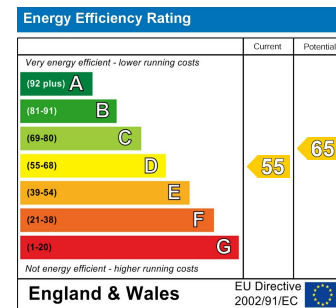


**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Chester Court, London, SE5 | £340,000  
Call us today on 020 7708 2002



- One Bedroom
- Purpose Built Victorian Flat
- Contemporary Finish Throughout
  - Close To Burgess Park
  - Unallocated Parking
  - 145 Years Left On Lease
  - Service Charge £1,800 PA
  - Council Tax Band B



A well presented purpose-built one bedroom flat, successfully enabling modern living in Victorian grandeur.

Internally you are presented with a bright and sleek reception room, offering space to relax and entertain guests, finished with a wood slat feature wall, shelving in the alcoves, soft carpeting and neutral décor. The kitchen is smartly presented with white wall and base units, an integrated oven and hob, white metro tiled splashbacks and wood flooring. Heading back onto the hallway you will find the stylish and generously sized bedroom, with an extensive range of built in storage, offering ample space for a double bed and furniture, finished with soft carpeting to cuddle your feet. The bathroom can be found at the end of the property with a W/C adjacent and is fitted with a sink and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash.

Lomond Grove is around the corner from Camberwell Road. From here your nearest overground is Denmark Hill Station which is a 0.9mile walk. Head to Oval Tube Station for the Northern Line, and cyclists will be pleased to hear that via Burgess Park there are designated cycle routes. In fact, this is a fantastic spot for cyclists heading into Central London, and on weekends you can make the most of the Bermondsey Beer Mile, Maltby Street Market and historic Greenwich. Camberwell has long been known for its artistic connections and the South London Gallery. We are spoilt for choice in Camberwell for green space with several large parks, your nearest is Burgess Park which has a gorgeous lake, tennis courts and barbeque facilities.

Guide price: £340,000

Tenure: Leasehold

Council Tax band: B

Authority: London Borough of Southwark

Lease length: 145 years remaining (Started in 1980 with a lease of 189 years)

Ground rent: Not payable

Service charge: £1,800 a year

Construction: Standard construction

Property type: Mid-terrace, Flat

Number of floors: 4

Entrance on floor: 3

Has lift: No

Over commercial premises: No

Parking: 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: No

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Building safety issues: No

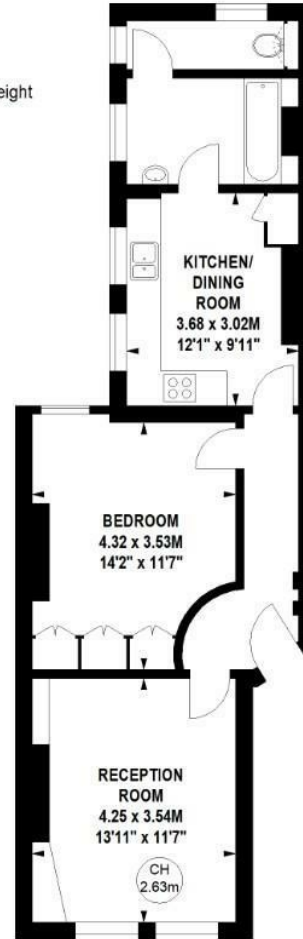
## Chester Court, SE5

Approximate gross internal area

56.57 sq m / 609 sq ft



Key :  
CH - Ceiling Height



### Third 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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002  
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