



HUNTERS[®]
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Leigh Court, London, SE5 | £375,000
Call us today on 020 7708 2002



- One Bedroom
- Large Balcony
- Open Plan Kitchen/Reception
 - 90 Years Left On Lease
 - Ground Rent £300 PA
- Service Charge £2,400 PA
- Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A		86	86
(81-81) 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			
(81-81) 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 large one bedroom apartment on the first floor of this modern block - With a generous balcony.

Internally you are presented with a spacious open plan kitchen/reception area, with ample space to relax and entertain, with wood flooring and sleek white walls. The kitchen is fitted with plenty of oak wall and base units, complementary worktops and an integrated oven and hob. There is access to a balcony through a large door in the reception, offering ample space for a small table and chairs, just add your favourite plants and herbs! Heading back into the property to the bedroom, you will find it is generously proportioned offering space for a double bed and furniture, finished with soft carpeting and an awning window. There is a three-piece bathroom suite located in the hallway, with a modern finish, fitted with a large inset mirror, a heated towel rail, a toilet, a sink and bath with an overhead shower, perfect for a relaxing soak or the busy morning dash.

Southampton Way is around the corner for frequent buses that whisk you to Elephant & Castle tube station. From here, you can hop onto the Northern line, Bakerloo line, overland rail services, and a myriad of bus routes that connect you to the whole of the city. Nestled between Camberwell and Peckham, you are spoilt for choice when it comes to entertainment. Camberwell has long been known for its artistic connections, and every year sees welcome additions to the string of acclaimed independent galleries, restaurants, and cafes. The award-winning Burgess Park is just up the road, and it is Southwark's largest park. It has had significant investment over the years and features a lovely lake, tennis courts, cafe, and barbecue facilities. 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.

Offers in excess of: £375,000

Tenure: Leasehold

Council Tax band: E

Authority: London Borough of Southwark

Lease length: 90 years remaining (Started in 2015 with a lease of 99 years)

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

Service charge: £2,400 a year

Construction: Standard construction

Property type: Flat

Number of floors: 3

Has lift: Yes

Over commercial premises: No

Parking: 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: Central heating, Electricity

Heating features: Double glazing

Building safety issues: No

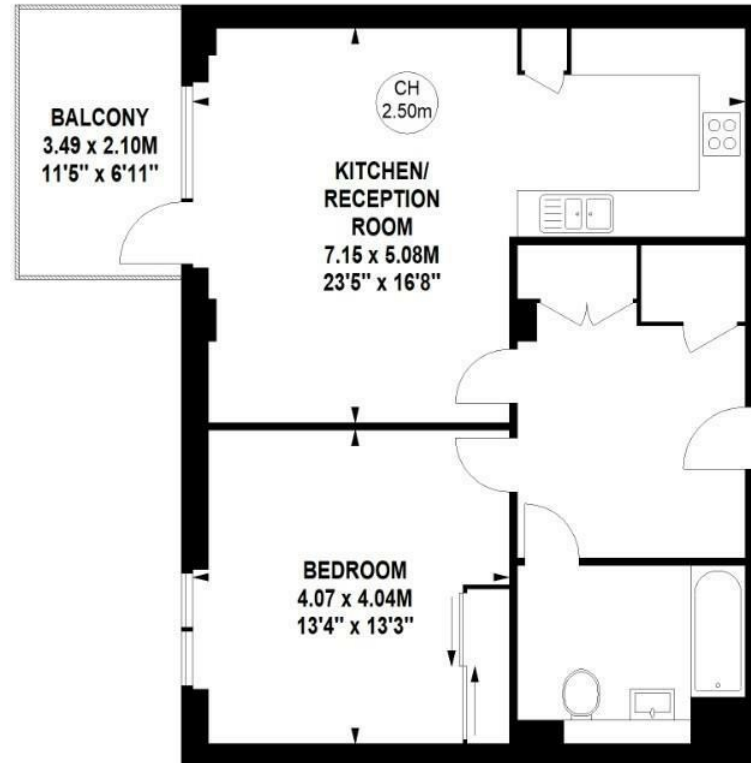
Leigh Court, SE5

Approximate gross internal area

65.12 sq m / 701 sq ft



Key :
CH - Ceiling Height



First 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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