

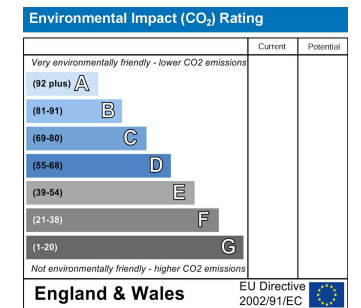
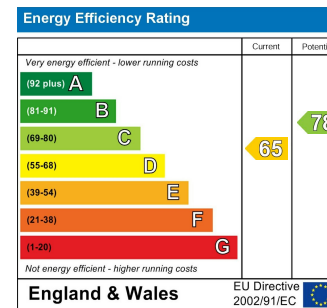


HUNTERS[®]
HERE TO GET *you* THERE

Southampton Way, London, SE5 | Guide Price £290,000
Call us today on 020 7708 2002



- One Bedroom
- Grand Victorian Building
- Close to Amenities and Bus Routes
- Allocated Off Street Parking
- Modern Kitchen and Bathroom
- Close to Brunswick Park
- Gross Internal Area 43m2



GUIDE PRICE £290,000 -£300,000

A bright and well presented one bedroom flat, on the first floor of this Grand Victorian building.

Internally you are presented with a smartly presented reception room, offering space for a sofa, table and chairs, perfect for to relaxing and entertaining - with a contemporary finish and bespoke inbuilt storage cupboards, which run the entire length of one wall. The kitchen is well presented with white wall and base units, an integrated oven and hob, white tiled splashbacks and butchers block effect worktops. Head down a few stairs to the bedroom which has ample space for a double bed and furniture, finished with bright walls and wood flooring that also graces the reception. The three-piece bathroom suite can be found in the hallway, and is fitted with a toilet, a sink, and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash.

Southampton way offers great amenities and local shops, with a supermarket and gym close by. It is ideal for transport with plenty of bus stops and frequent buses that whisk you to Elephant & Castle. 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. The wonderful Brunswick Park which is nearby offers free tennis courts and a children's play area, making it a valuable community asset. 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. Burgess Park is 0.4 mile walk away and has a gorgeous lake, tennis courts and barbeque 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: £300,000

Tenure: Leasehold

Council Tax band: B

Authority: London Borough of Southwark

Lease length: 108 years remaining (Started in 2007 with a lease of 125 years)

Ground rent: £125 a year (Not subject to increase)

Service charge: £1,582 a year

Construction: Standard construction

Property type: Mid-terrace, Flat

Number of floors: 2

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Parking: Allocated, Off Street, Gated, Private, Rear

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

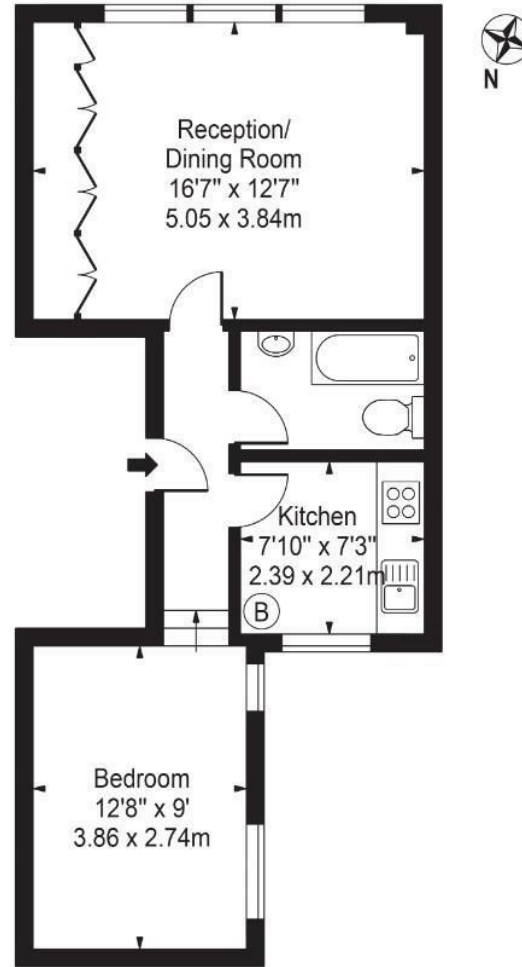
Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Building safety issues: No

Southampton Way, SE5 7EJ
Approx. Gross Internal Area 468 Sq Ft - 43.48 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.

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

