

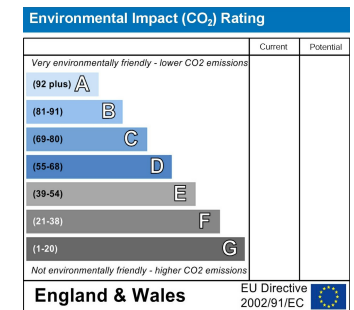
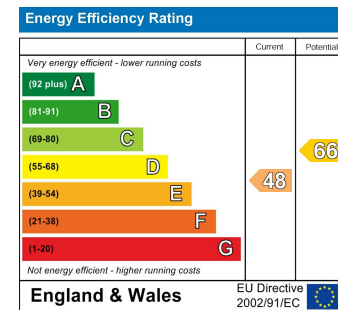


HUNTERS[®]
HERE TO GET *you* THERE

Calais Street, London, SE5 | £650,000
Call us today on 020 7708 2002



- Three Double Bedrooms
 - Two Bathrooms
 - Split Level
 - Period Conversion
- Gross Internal Area Measuring 93m2
 - Share Of Freehold
 - Close to Myatts Field Park
- 73 Years Left On Lease (Will Be Extended To 999 Years Before Completion)



Introducing this split-level, period conversion three-bedroom two bathroom apartment – Measuring 93m²

Internally you are presented with a large reception room spanning the width of the property, offering ample space for a sofa, and a dining table to relax and entertain, with sash windows allowing natural light to grace the area. The kitchen has a modern finish with white wall and base units, contrasting worktops, white tiled splashbacks and is fitted with an integrated oven and hob, with space for plumbing and white goods. There are three double bedrooms in the property, two are located on the first floor with one having an en-suite shower room. The third bedroom can be found by heading up to the top floor, finished with white walls and straw brown carpeting that graces all bedrooms. There is a three-piece suite bathroom located on the first floor, fitted with a toilet, sink and a shower bath with a rain shower, perfect for a relaxing soak or the busy morning dash.

The property is situated at the end of a quiet street, close to Myatts Fields Park with its tennis courts, state-of-the-art play areas and boutique community café. You are close to the nightlife and culinary attractions of Vauxhall, Kennington and Camberwell. Transport is excellent - very frequent buses on Camberwell New Road will whisk you to the underground station at the Oval (Northern Line) It's just a couple of bus stops or a 0.7mile walk to Oval tube (Northern line). Buses will also take you from Camberwell New Road to Vauxhall, Victoria and Paddington. Your nearest overground train station is Loughborough Junction, a 0.8 mile walk, for connections to King Cross and Thameslink Services. There are plenty of café bars, restaurants and shops in nearby Camberwell, plus leisure centre with pool, a library and Saturday farmers' market on Camberwell Green.

Guide Price: £650,000

Tenure: Share of Freehold

Council Tax band: C

Authority: London Borough of Lambeth

Lease length: 73 years remaining (Started in 1998 with a lease of 99 years)

Will be extended to 999 Years before completion

Ground rent: Not payable

Service charge: Not payable

Construction: Standard construction

Property type: End-terrace, Flat

Number of floors: 2

Has lift: No

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, Mains gas

Heating features: Double glazing

Building safety issues: No

Restrictions

Source: HM Land Registry

Title TGL149258 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No selling or changing the property without the bank's permission due to the charge dated 6 August 2003 - Rules from a deed dated 14 April 1855 about what can or cannot be built or done on the property, such as no public house except on a specified lot, homes to be built in lines or terraces following certain values and approved plans, and that the owner can remove any building that violates these rules.

Rights and easements

Public right of way through and/or across your house, buildings or land: No

Flood risk: Yes

River and sea flooding risk: Very Low; Surface water flooding risk: Medium;

Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely

History of flooding: No history of flooding has been reported.

Coastal erosion risk: No

Planning and development: No

Listing and conservation: In a conservation area

Conservation area CONARA/1180: CA25 : Minet Estate Conservation Area.

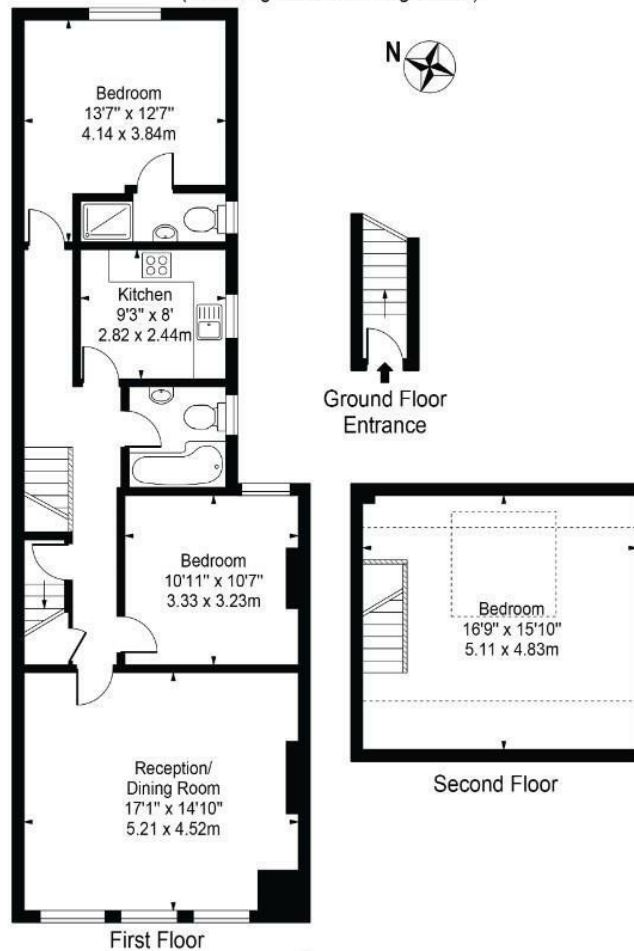
Accessibility: None

Coalfield or mining: No coal mining risk identified

Calais Street, SE5 9LP

Approx. Total Internal Area 1090 Sq Ft - 101.26 Sq M
(Including Restricted Height Area)

Approx. Gross Internal Area 1006 Sq Ft - 93.46 Sq M
(Excluding Restricted Height Area)



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.

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