



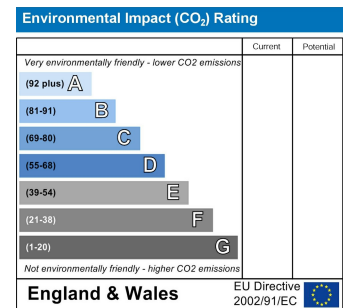
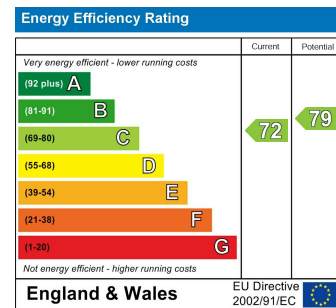
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Bushey Hill Road, London, SE5 | Offers In Excess Of £300,000
Call us today on 020 7708 2002



- One Bedroom
 - Victorian
 - Rear Garden
 - Share of Freehold
- On Street Permit Parking
- 999 Years Left On Lease
 - EPC Rating C
 - Chain Free



Introducing this well presented one bedroom Victorian Flat located on Bushey Hill Road - With a Garden Chain free ,share of freehold
Guide price £300,000 to £325000

Upon entering, you are greeted by a reception room that offers space to relax or entertain guests, finished with white walls and wood flooring. The kitchen is fitted with white wall and base units, an integrated oven and hob, butcher block style worktops and white tiled splashbacks. One of the highlights of this property is the garden which can be accessed via a door at the back of the kitchen, where you can enjoy the outdoors, and perhaps indulge in some gardening activities or simply unwind in the fresh air. The bedroom is a generous size with space for a double bed and furniture, finished with sash windows and soft carpeting. The bathroom is well-appointed, and fitted with, a heated towel rail, a toilet, a sink and a walk-in shower, perfect for the busy morning dash.

Peckham Rye station is a 0.5 mile walk through Warwick Gardens for fast trains to Victoria and London bridge and the Thameslink line, as well as Overground services between Clapham Junction and Highbury and Islington (via Shoreditch). Denmark Hill station is 0.5 miles away in the opposite direction, providing a faster service to Victoria. Both Elephant and Castle (Northern, Bakerloo) and Oval (Northern line) tube stations are a short bus ride away. Head to Bellenden Road for the superb Village Store where you can buy great quality groceries. The amazing Flock and Herd is your local butcher and the General Store sells a variety of speciality cheese and organic wines. You are rather spoilt for green spaces -Just down the hill is the beautiful Lucas Gardens, a wonderful example of an urban Victorian park.

Offers Over: £350,000
Tenure: Share of Freehold
Council Tax Band: D
Lease Length: 999 Years Remaining
A 3rd Split for Buildings Insurance
Construction: Standard Construction
Has Lift: No
Over Commercial Premises: No
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
Building safety issues: No
Public right of way through and/or across your house, buildings or land: No

Bushey Hill Road, SE5 8QF

Approx. Gross Internal Area 523 Sq Ft - 48.59 Sq M



Lower Ground 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.

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