

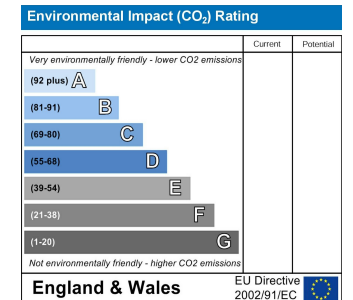
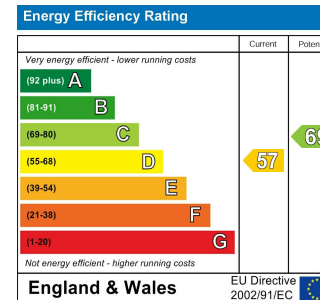


**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Southampton Way, London, SE5 | Offers In Excess Of £300,000  
Call us today on 020 7708 2002



- One Bedroom
- Front Garden
- Gross Internal Area 41m2
  - EPC Rating D
  - Council Tax Band B



A Well Presented Split Level, One Bedroom Flat, in a Grand Period Conversion, with a Front Garden.

On the first floor you have a good-sized double bedroom with built in storage, laminate flooring and neutral decor. Up a flight of stairs to complete the tour; you have the reception room with the same flooring and décor with a large sash window. The kitchen and bathroom are also on this floor, the kitchen has sleek white wall and base units, an integrated oven and hob, with complimenting worktops and space and plumbing for white goods - you can also fit a small table and chairs. The bathroom has three has a three piece bathroom suite with a shower over the bath.

It's a popular location for cyclists, with City and West End being commutable. Camberwell Road is around the corner for frequent buses that whisk you to Elephant & Castle in ten minutes. 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. Cyclists will be pleased to know that once into the park they have a choice of cycle highways into central London. 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 close by 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: New 125 year lease

Ground Rent PA: £150

Service Charge PA: £1300

Council Tax band: B

Construction: Standard construction

Property type: Flat, Apartment

Parking: No

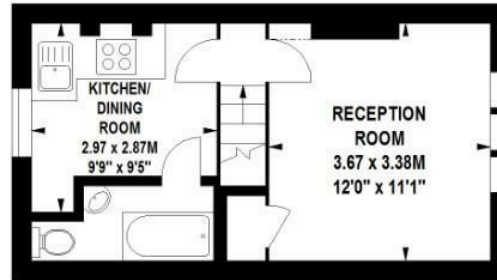
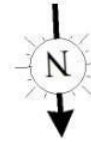
Electricity: Connected to mains electricity

# Southampton Way, SE5

Approximate gross internal area

41.62 sq m / 448 sq ft

Key :  
CH - Ceiling Height



277 sq ft

**Second Floor**



171 sq ft

**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. © Outline.

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](mailto:Camberwell.Sales@hunters.com)

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE