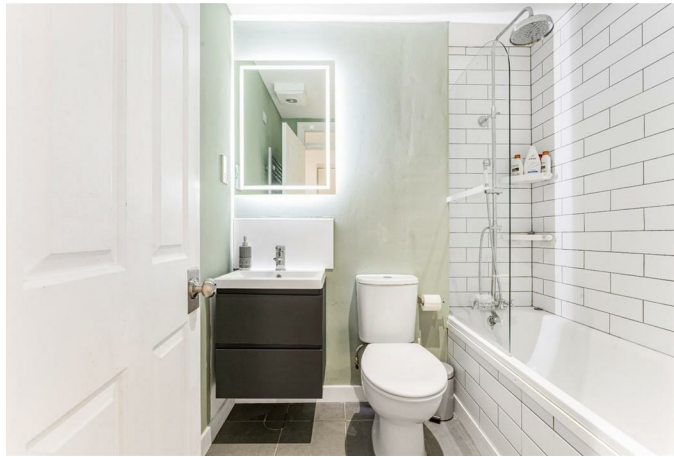


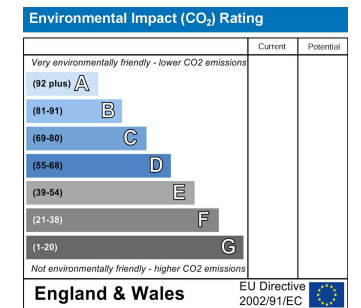
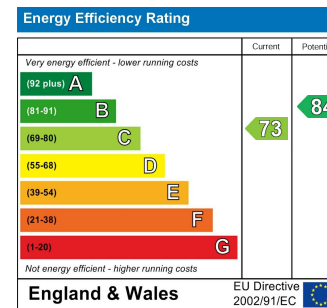


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- One Bedroom
- On a Quiet Cul-De-Sac
- Close To Brunswick Park
- Allocated Parking Space
  - Council Tax Band B
  - EPC Rating C



A Well-presented One-Bedroom Apartment within this Popular Modern Block – With an Allocated Parking Space.

Internally you are presented with a semi open plan kitchen/reception with space to relax and entertain, finished with wood flooring and sleek white walls. The kitchen is modern, with chunky butcher block worktops, white wall and base units, a mini breakfast bar, and an integrated oven and hob. The bedroom has space to fit a double bed, finished with carpeting and spotlights. There is a three-piece bathroom suite located off the hallway, with a modern finish, fitted with a sink, a toilet, a heated towel rail, and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash.

The wonderful Brunswick Park which is nearby offers free tennis courts and a children's play area, making it a valuable community asset. Camberwell Green has become a real focal point to the area with its weekend farmers market and established art scene helping build on this already tight knit and friendly community. Camberwell Church Street is a 0.5mile walk from which you can hop on a number of buses that will whisk you to Oval, Vauxhall (Victoria) or Elephant & Castle (Northern, Bakerloo) Underground stations. Denmark Hill Station is a pleasant 0.9 mile walk away and offers fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington. Camberwell Church Street has seen a boom in the number of fantastic independent restaurants and there is a 24/7 Gym located on Southampton Way.

Offers Over: £300,000

Tenure: Leasehold

Council Tax band: B

Authority: London Borough of Southwark

Lease length: 115 years remaining (Started in 2014 with a lease of 125 years)

Ground rent: £200 a year

Rent review: Every 20 years. Last reviewed in 2014 (Increase calculation: an extra £100 every 20 years added to the ground rent fee)

Service charge: £1,571 a year

Construction: Standard construction

Property type: Flat, Apartment

Has lift: No

Over commercial premises: No

Parking: Allocated Parking Space

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

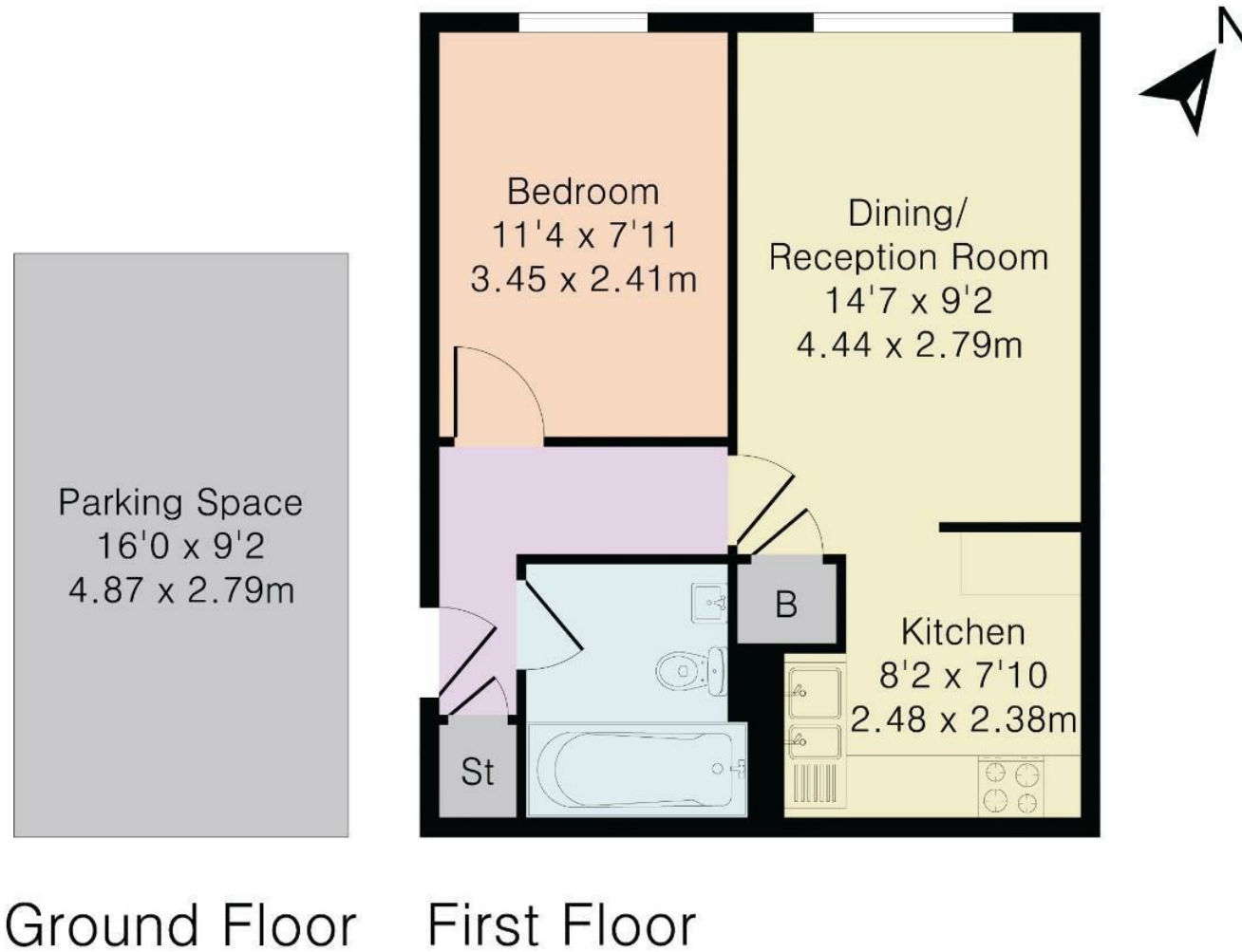
Sewerage: Public Sewer System

Heating: Electric

Building safety issues: No

Upcoming Maintenance: Section 20 still in construction period for gutters and facias of building (entire gables block)

# Approximate Gross Internal Area 377 sq ft - 35 sq m



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  
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