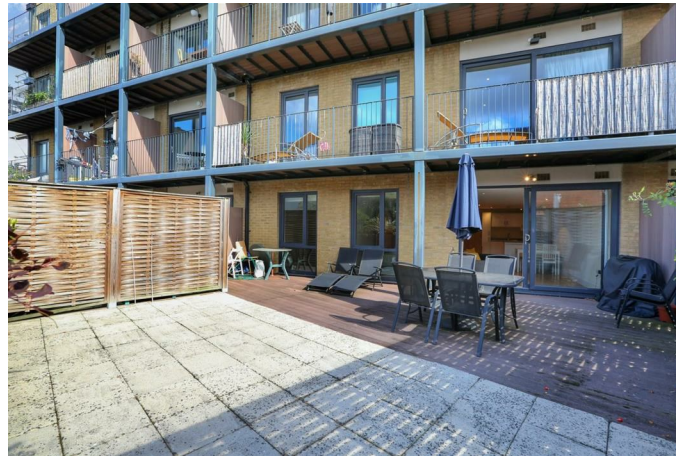




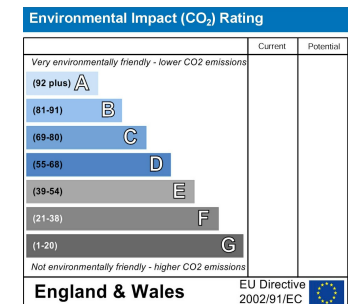
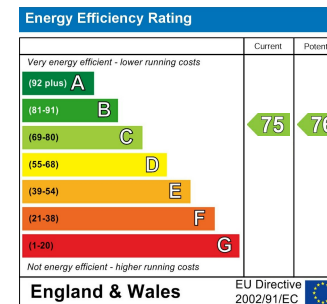
**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Camberwell New Road, London, SE5 | Guide Price £500,000  
Call us today on 020 7708 2002



- Two Double Bedrooms
  - Two Bathrooms
- Open Plan Kitchen/Reception
  - Modern
- Large South West Facing Garden
  - EPC Rating C
  - Lift
  - Chain free



Guide Price: £500,000 - £535,000.

Modern, Two Bedroom Two Bathroom Apartment with a Southwest Facing Patio Garden! Chain free

Internally you are presented with an open plan kitchen reception with space to relax and entertain guests. The kitchen is well presented with high gloss white wall and base units, complimentary worktops and is fitted with an integrated oven, hob, and microwave, with a breakfast bar for convenience. Slide back the sliding doors at the end of the reception, which roles out to a large southwest facing garden, with a deck area and a patio. Heading back through the property you will find two double bedrooms, both offering views of the garden, with one having an ensuite bathroom, fitted with a walk-in shower, a sink and a toilet. There is a three-piece bathroom suite located off the hallway with a contemporary finish, fitted with a heated towel rail, a sink, a toilet, an inset mirror, and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash.

Historical Camberwell has a burgeoning arts and music scene as well as a plethora of great independent restaurants, cafes and bars. Denmark Hill station is a 0.7 mile walk away and has fast trains to Victoria and is also on the Thameslink line and the Overground to Clapham High Street and the fashionable East (Shoreditch, Hoxton). Oval tube station (Northern) is a bus journey or walk and is 1.6km away. At weekends head to the Southbank for a wealth of cultural and entertainment venues. The award-winning Burgess Park is just up the road it is Southwark's largest it has had significant investment over the years and has a lovely lake and café.

Tenure: Leasehold

Ground Rent PA: £375

Service Charge PA: £2000

Years Left On Lease: 113 Years

Council Tax band: D

Construction: Standard construction

Property type: Flat, Apartment

Parking: No

Lift: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Sewerage: Yes, Public sewer system

Heating: Air/ground source heat pump, underfloor heating

Building safety issues: No

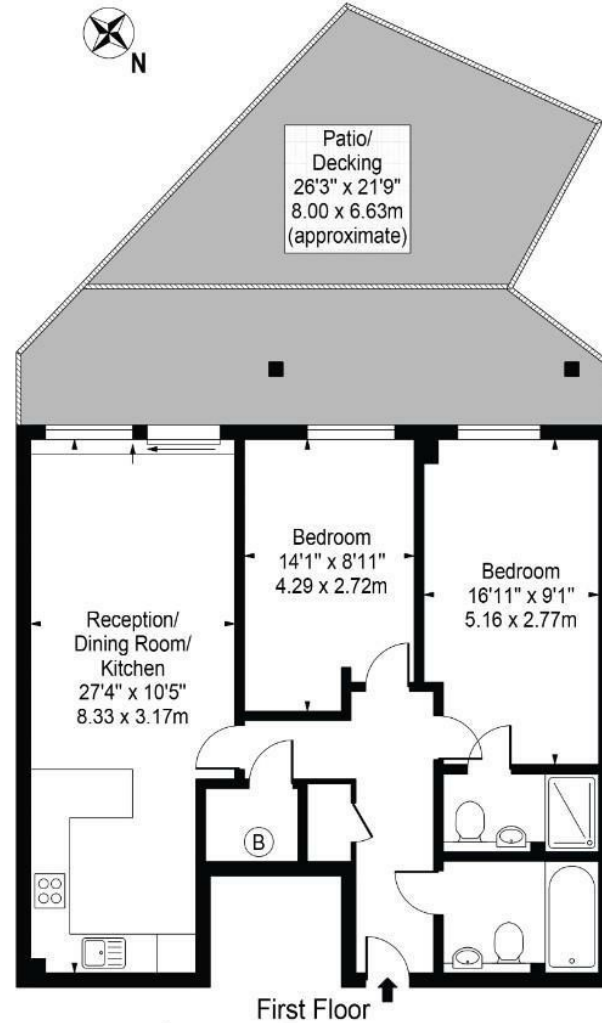
Restrictive Covenants and Easements: Yes

Planning and Development: No

Listing and Conservation: No

Coalfield or Mining: No coal mining risk identified

Camberwell New Road, SE5 0AG  
Approx. Gross Internal Area 757 Sq Ft - 70.33 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://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](mailto:Camberwell.Sales@hunters.com)

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