



HUNTERS[®]

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Milkwell Yard, SE5 9PH | Asking Price £375,000
Call us today on 020 7708 2002



- Two Bedrooms
- Split Level
- Central Location
- Kitchen/Diner
- Long Lease
- Well Presented

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

This charming two bedroom split level flat boasts a spacious reception room and a kitchen/diner, perfect for entertaining guests or simply relaxing after a long day. Whether you're looking for a convenient location close to amenities or a cosy home to call your own, this flat in Caleb Court ticks all the boxes.

On entering you walk straight into the welcoming living space, which has a natural recessed area ideal for a big squashy sofa. Sash windows with plantation shutters, wood flooring and crisp white walls are the order of the day in this room and in the adjoining kitchen-diner. The L-shaped kitchen has a smart modern kitchen with contemporary white gloss wall and base units, warm stone coloured mosaic splashback tiling, granite style worktops and integrated steel oven, hob, and extractor hood. It is surprisingly roomy in here with ample space for a kitchen table for entertaining whilst you whip up a culinary delight. Up a flight of stairs; to find two bedrooms with the same neutral décor, wood flooring and plantation shutters. A skylight brightens up the bathroom, tastefully finished with a three-piece white bathroom suite, glass shower screen, shower over the bath and warm stone coloured floor tiling and mosaic wall tiling.

The property also comes with secured gated entry and an entry phone.

The property is 0.6km from Denmark Hill Station for fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington (via Canada Water and Shoreditch). Loughborough Junction station is 0.9km away, for trains to St Pancras, Blackfriars and the City. Camberwell is also a major bus hub with routes all over the city. There are several great parks in the area, including the award-winning Ruskin Park - just a 0.3 mile walk away. Camberwell, famous for its art scene, is home to an ever-growing number of independent restaurants, cafes and bars. Brixton is a few stops on the bus and needs little introduction as one of London's top foodie havens with amazing music venues and boutique shops.

Verified Material Information

Asking price: Offers in region of £375,000

Council tax band: C

Council tax annual charge: £1394.54 (£116.21 per month)

Tenure: Leasehold

Lease length: 169 years remaining (189 years from 2004)

Ground rent: £250 PA Increase calculation: It is £250 per year for the first 48 years of the lease; £500 per year for years 49 to 81; and £1000 per year for the remainder of the term.

Service charge: £1795 PA

Lease restrictions: The lease prohibits alienation

Property type: Flat

Property construction: Standard form

Number and types of room: 2 bedroom, 1 bathroom, 1 reception 1kitchen

Electricity supply: Mains electricity

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Camberwell Grove conservation area.

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

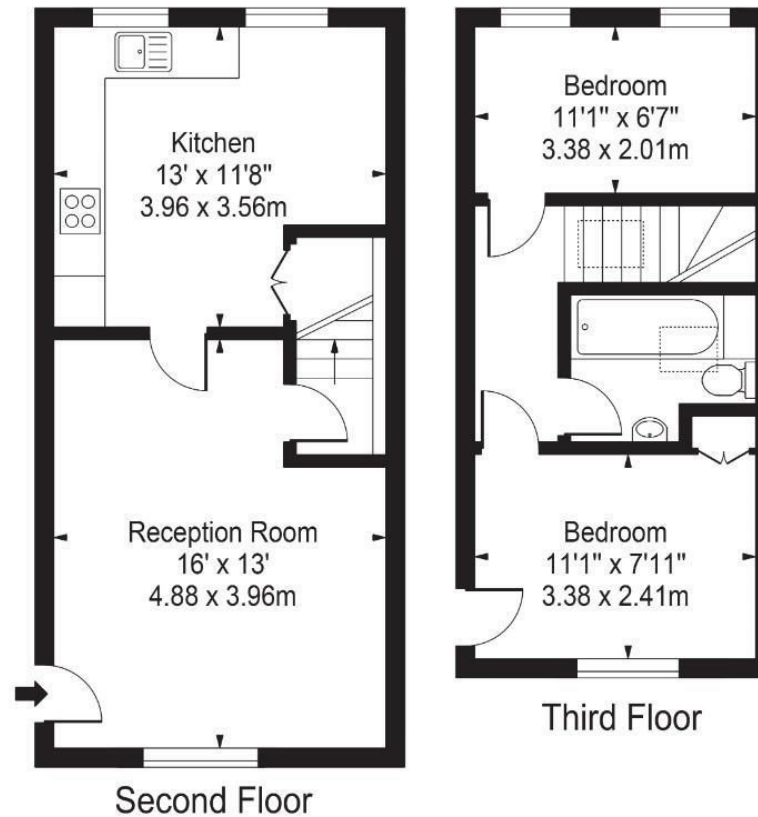
Energy Performance rating: C

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Caleb Court,
Milkwell Yard, SE5 9PH

Approx. Gross Internal Area 639 Sq Ft - 59.37 Sq M



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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

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