



HUNTERS[®]
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Camberwell Road, London, SE5 | £400,000
Call us today on 020 7708 2002



- One Bedroom
- Communal Roof Terrace
 - Balcony
 - Modern Finish
- Gross Internal Area 61m²
- EPC Rating B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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	

A Smart Larger than Average One Bedroom Apartment with a Balcony, and Communal Roof Terrace, In the heart of Camberwell – Measuring Over 61m²

Internally you are presented with a large open plan kitchen/reception room, measuring over seven meters long, offering space to relax and entertain guests, finished with wood flooring, sleek white walls and dual aspect floor to ceiling windows, giving this space a contemporary ambiance. The kitchen boasts a good range of handleless wall and base units, with complimentary worktops allowing plenty of space for food preparation, and is fitted with integrated appliances which keep this space sleek. The reception also offers access to the balcony which has enough space for a small table and chairs which is great for unwinding after a long day, just add your favourite plants. Heading back through the property, you will find the spacious bedroom measuring over five meters long, with ample space for a double bed and furniture, fitted with built in storage, and access to the balcony through a single door. The modern three-piece bathroom suite can be found just off the hallway, fitted with a sink, a toilet and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash. In addition, the property boasts access to a well-maintained communal garden, affording captivating views of the city, including landmarks such as the Shard and the spire of St Giles Church.

Being in the centre of Camberwell, there are plenty of shops for essential needs, food spots, bars and lounging coffee shops mixed in with the vibrant green space. There are many bus stops offering transport links for all over London. Denmark Hill station is 0.7 miles walk away and has an Overground service with services to London Victoria, Clapham Junction and Dalston Junction. Camberwell is famous for its art scene and the South London Gallery is a 0.7 mile walk away – they also serve delicious brunch in their cafe.

Price: £400,000

Tenure: Leasehold

Council Tax band: D

Authority: London Borough of Southwark

Lease length: 243 years remaining (Started in 2017 with a lease of 250 years)

Ground rent: £300 a year (Not subject to increase)

Service charge: £174.85 pcm

Construction: Standard construction

Property type: Detached, Flat

Number of floors: 6

Has lift: Yes

Over commercial premises: Yes (one is a school, the other is currently empty)

Parking: None

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating features: Double glazing

Building safety issues: No

Restrictions:

Contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Freeholder consent required for subletting.

Rights and easements

Public right of way through and/or across your house, buildings or land: No

Flood risk: Long-term flood risk

History of flooding: No history of flooding has been reported.

Coastal erosion risk: No

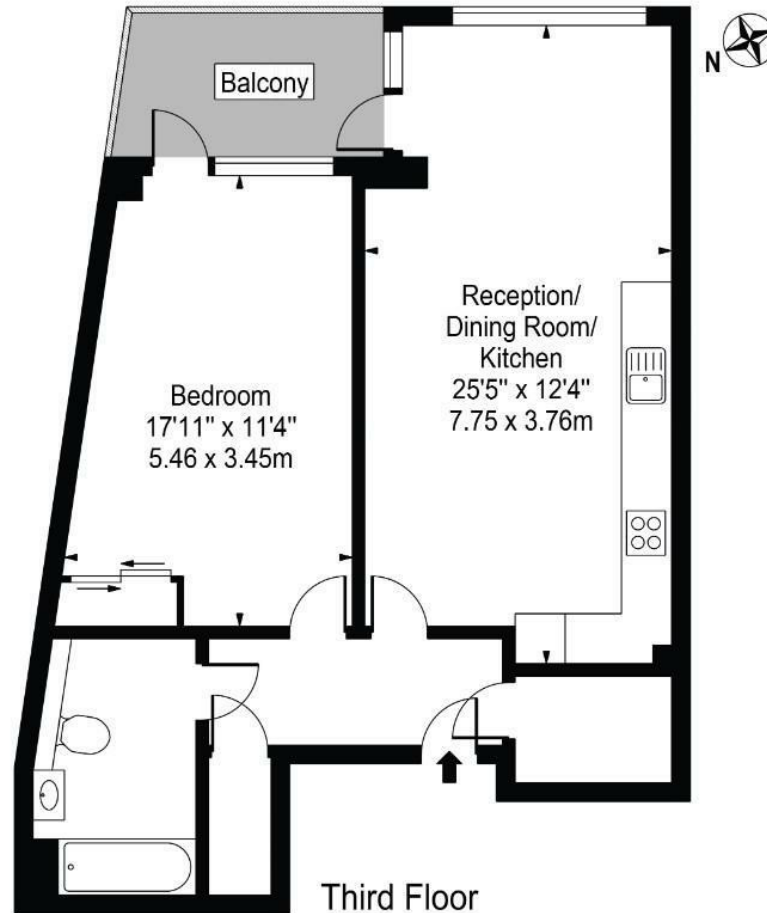
Planning and development: No

Listing and conservation: No

Accessibility: Lift access

Coalfield or mining: No coal mining risk identified

Squire House,
Camberwell Road, SE5 0AY
Approx. Gross Internal Area 666 Sq Ft - 61.87 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.

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