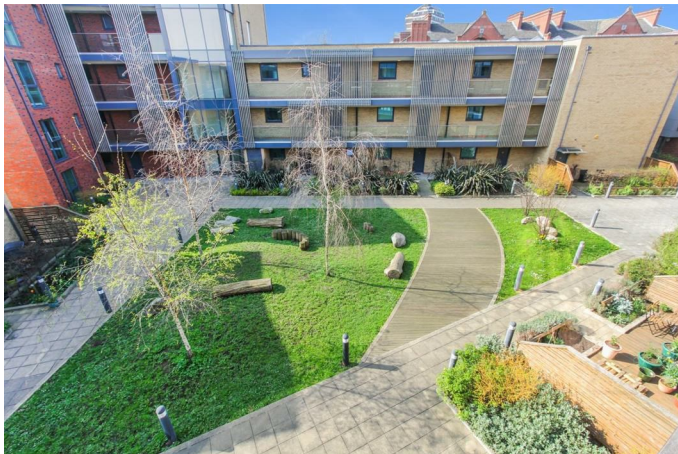




HUNTERS®
HERE TO GET *you* THERE

Southampton Way, London, SE5 | £400,000
Call us today on 020 7708 2002



- One Bedroom
- Well Presented
 - Balcony
- Open Plan Kitchen/Reception
- Modern Finish Throughout
 - Communal Gardens
- Allocated Parking Space
- EPC Rating B

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	

Well Presented, One Bedroom Apartment, With a Large Balcony and Communal Gardens.allocated parking

Internally you are presented with a spacious open plan kitchen and reception area with space to relax and entertain guests, finished with wood flooring, an interplay of white and yellow walls and a floor to ceiling window. The kitchen is well presented with plenty of wall and base units, complementary worktops, blue tiled splashbacks and an integrated oven and hob. The balcony can be accessed through a single door, and has space for a small table and chairs, just add your favourite planters! Heading back through the property you will find the bedroom which has ample space for a double bed and furniture, finished with soft carpeting and floor to ceiling windows allowing natural light to grace the room. The modern three-piece bathroom suite can be found off the hallway and is fitted with a toilet, a sink, a heated towel rail and a bath with an overhead shower perfect for a relaxing soak or the busy morning dash.

Camberwell Road is around the corner for frequent buses to Elephant & Castle. From here you can hop onto the Northern line, Bakerloo line, overland rail services and a myriad bus routes that connect you to the city. Nestled between Camberwell and Peckham you are spoilt for choice when it comes to entertainment. 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. Peckham is fast becoming one of London's entertainment hot spots, really coming alive in the summer with its famous roof-top cocktail bar offering sunset views over the London skyline. Burgess Park is on your doorstep 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.

Price: £400,000

Tenure: Leasehold

Council Tax band: D

Authority: London Borough of Southwark

Lease length: 116 years remaining (Started in 2015 with a lease of 125 years)

Ground rent: £300 a year (Doubles every 25 years)

Service charge: £2,288.28 a year

Construction: Standard construction

Property type: Mid-terrace, Flat

Number of floors: 4

Has lift: Yes

Over commercial premises: No

Parking: Allocated, Covered, Gated, Private

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: yes

Heating features: Double glazing

Building safety issues: No

Restrictions

Title TGL384357 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - There is a reference to restrictions on sub-letting or selling without certain permissions being obtained, which might affect ease of transferring or sharing property usage.

Rights and easements

Title TGL384357 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property includes legal easements, such as rights to use certain pathways or utility access as granted in the lease clauses. These are legally binding permissions for certain uses across the land.

Title TGL435305 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property includes any easements specified in the lease, which are rights to use parts of the property in certain ways or allow others to do so.

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

Flood risk: Yes

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

Coastal erosion risk: No

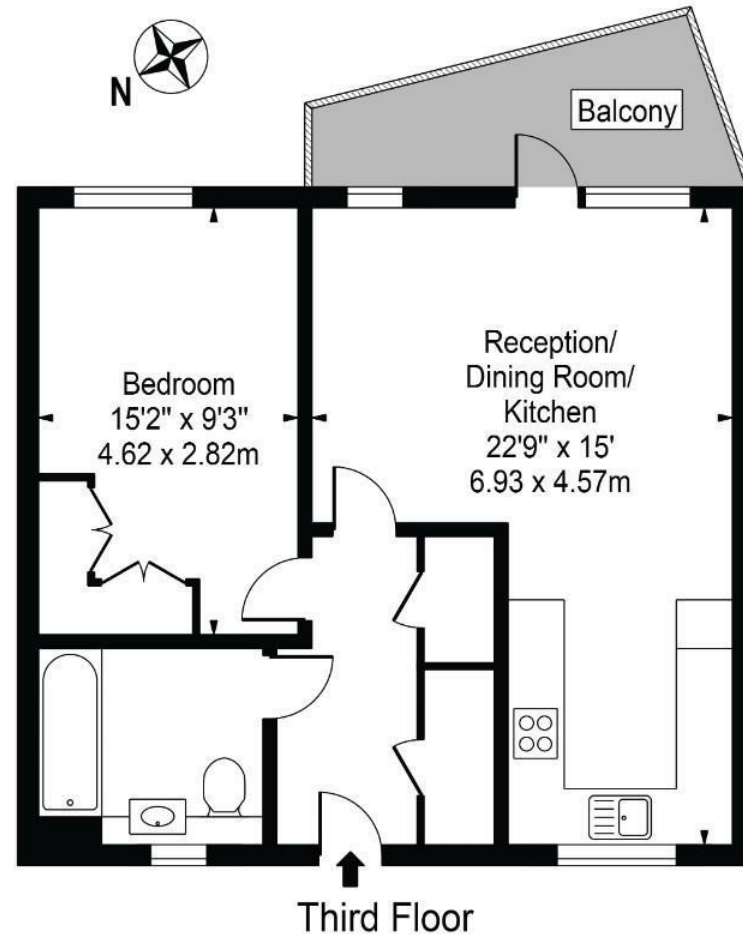
Planning and development: No

Listing and conservation: No

Accessibility: Lift access, Level access

Coalfield or mining: No coal mining risk identified

Hambling Court,
Southampton Way, SE5 7TT
Approx. Gross Internal Area 561 Sq Ft - 52.12 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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| Camberwell.Sales@hunters.com

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