



HUNTERS[®]
HERE TO GET *you* THERE

Benhill Road, London, SE5 | £390,000
Call us today on 020 7708 2002



- One Bedroom
- Two Balconies
- Communal Garden
- Modern Development
- Open Plan Kitchen and Reception
- Neutral Decor

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	

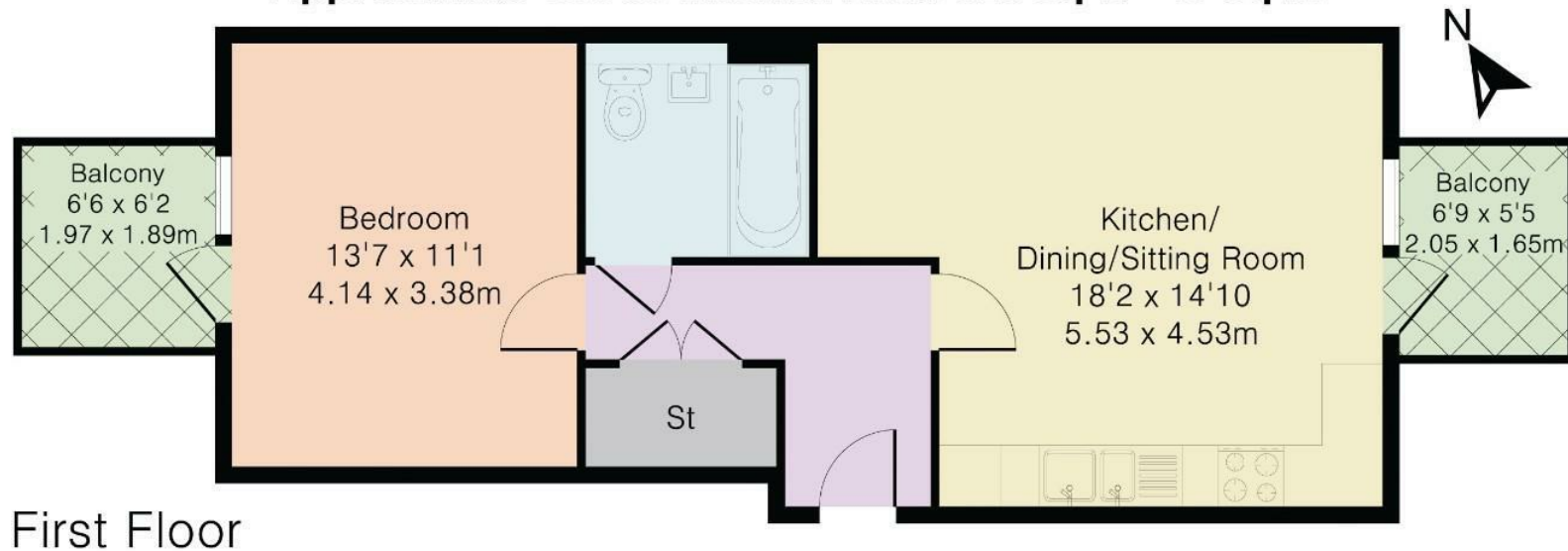
Introducing this Sleek and Well Presented One Bedroom Flat, with Two Balconies and a Communal Garden. Chain Free

Internally you are presented with a spacious open plan kitchen and reception room, with ample space to relax and entertain guests, finished with wood flooring and neutral décor. The kitchen is fitted with white wall and base units, complementary worktops, and an integrated oven and hob to keep this space neat. There is access to an east facing balcony, through a single door, offering space for a small table and chairs, just add your favourite planters! Heading back through the property you will find the bedroom, which has room for a double bed and furniture, with access to the second balcony, which is west facing, creating a great interplay of indoor and outdoor living. There is a three-piece bathroom suite located off the hallway, with a modern ambience, and is 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.

Southampton Way is around the corner for frequent buses that whisk you to Elephant & Castle in ten minutes. From here you can hop onto the Northern line, Bakerloo line, overland rail services, and a myriad bus routes that connect you to the whole of 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. Burgess Park is north of here 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.

Tenure: Leasehold
Council Tax band: C
Authority: London Borough of Southwark
Lease length: 242 years remaining (Started in 2016 with a lease of 250 years)
Ground rent: N/A
Service charge: £1,781.88 a year
Construction: Standard construction
Property type: Mid-terrace, Flat
Number of floors: 3
Entrance on floor: 1
Has lift: Yes
Over commercial premises: No
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: Central heating, Mains gas
Heating features: None
Building safety issues: No
Restrictions
- The lease prohibits or restricts transferring or renting out the property without certain consents ('alienation').
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

Approximate Gross Internal Area 526 sq ft - 49 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.

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