

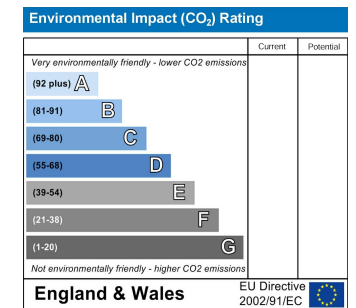
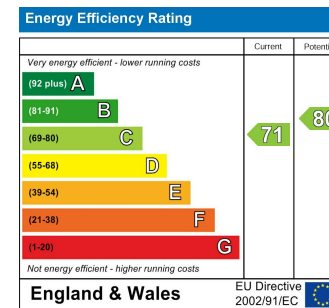


HUNTERS[®]
HERE TO GET *you* THERE

Landor House, London, SE5 | £350,000
Call us today on 020 7708 2002



- Two Bedrooms
- Private Balcony
- Storage Space
- Gross Internal Area 59m2
- Good Transport Links
- EPC Rating C



Introducing this Two Bedroom Flat with Balcony, in a Fantastic Location – Close to Burgess Park

Internally you are presented with a reception room with ample space to relax and entertain guests finished with wood flooring and access to the east facing balcony through French doors. The kitchen boasts white handleless wall and base units, complimentary worktops, an integrated oven and hob, and space for plumbing and white goods. There are two bedrooms located in the property, with both having built in storage space, carpeting and white walls. The master bedroom offers space for a double bed and furniture. The bathroom can be found off the hallway and is fitted with a sink and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash. There is an WC adjacent for convenience.

Landor House, is located, is in the heart of Camberwell and is surrounded by amenities, including local shops, cafes, restaurants, and schools, with a vibrant atmosphere that's popular among families, students, and young professionals. Camberwell is known for its creative arts scene, largely thanks to the presence of the Camberwell College of Arts. It's also home to several popular pubs, independent coffee shops, and markets, giving it a unique character. There are a number of bus routes running through Camberwell, providing convenient links to Central London and beyond. Denmark Hill Station is a 0.8 mile walk away or a short bus ride, offering direct services to Victoria, Blackfriars, and St. Pancras International (via Thameslink). The Camberwell Green Park provides a welcoming green space within walking distance, ideal for relaxation and outdoor activities. Nearby Ruskin Park and Burgess Park offer larger green areas with recreational facilities. Camberwell is a bicycle-friendly area, with dedicated cycling routes connecting to surrounding neighbourhoods and major destinations like Brixton, Peckham, and London Bridge.

Price: £350,000

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 106 years remaining (Started in 2005 with a lease of 125 years)

Ground rent: £10 a year (Not subject to increase)

Service charge: £1,828.83 a year

Construction: Standard construction

Property type: Mid-terrace, Flat

Entrance on floor: 2

Has lift: No

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

Building safety issues: No

Restrictions

Rights and easements

Title TGL256956 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The lease benefits from certain easements and rights as specified in Schedule 6 of the Housing Act 1985.

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

Flood risk: Yes

River and sea flooding risk: Very Low; Surface water flooding risk: Very Low;

Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely

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

Coastal erosion risk: No

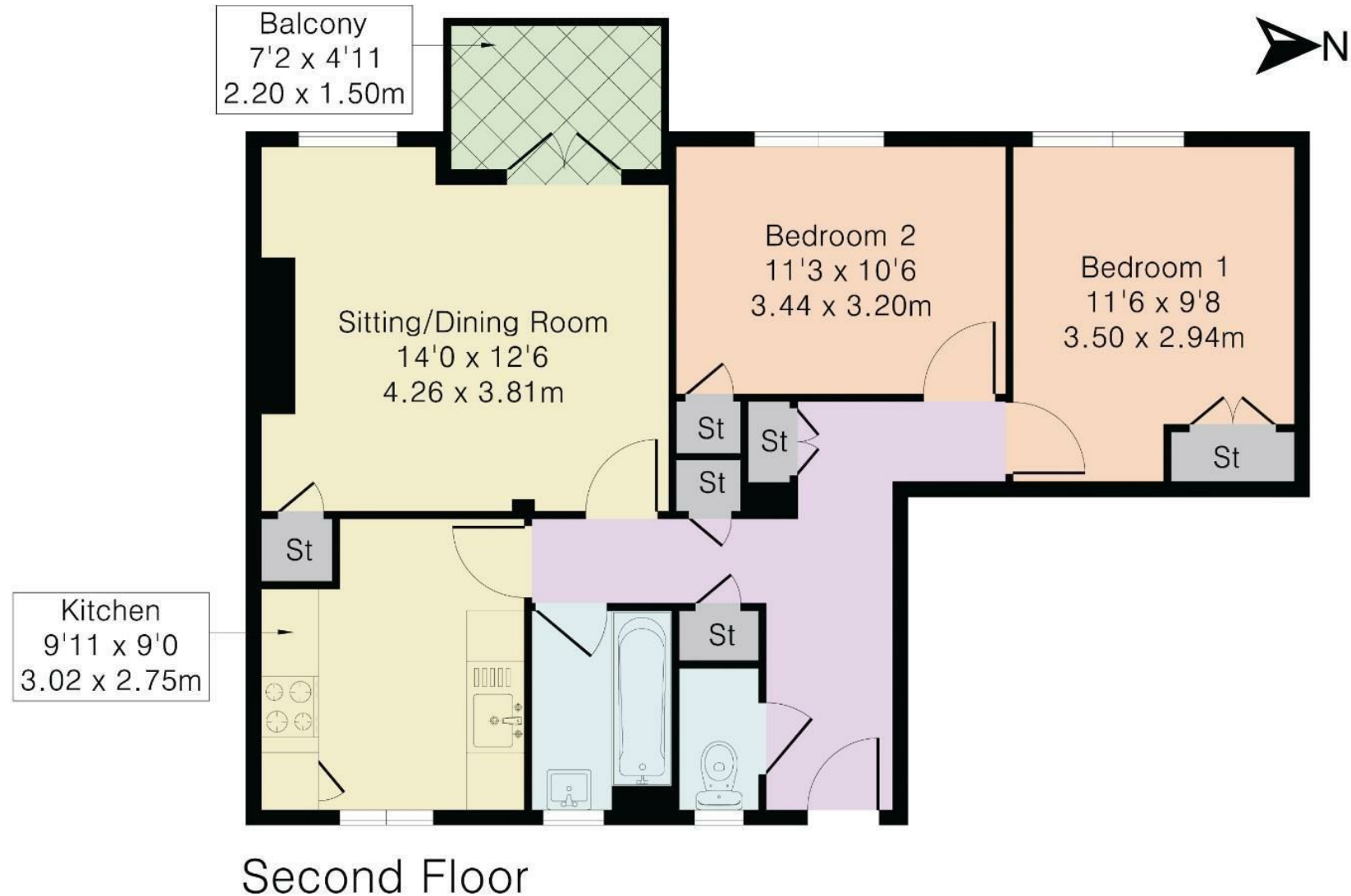
Planning and development: No

Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

Approximate Gross Internal Area 640 sq ft - 59 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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