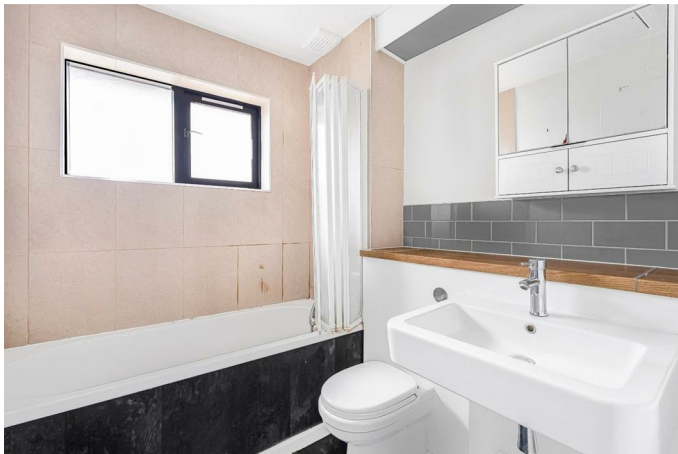


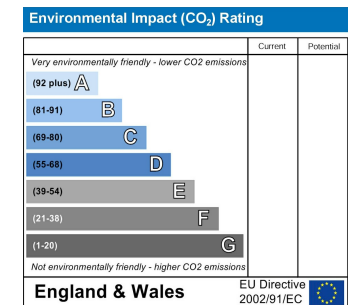
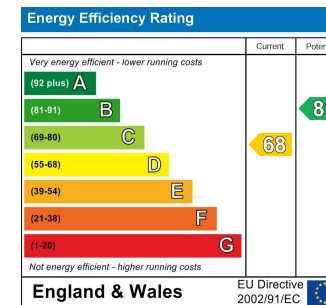


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- Three Bedrooms
- Townhouse
- Garage
- Spacious Garden
- Double Glazing Throughout
- Centrally Located



Introducing this Well Presented, Three Bedroom Townhouse with a Garden and Garage!

You have your own driveway parking space with a planting area for shrubs at the front of the property, plus a generously proportioned integrated garage. On the ground floor you will also find a utility room offering space for plumbing and white goods, a convenient W/C and access to the garden. The garden is spacious, with room for a table and chairs, just add your favourite plants and herbs. Heading up to the first floor you will find the L-shaped reception room with ample space for a table and chairs, and to relax and entertain guests. Adjacent is the kitchen, fitted with sleek wall and base units, complimentary worktops and an integrated oven and hob. The second floor boasts two generously proportioned double bedrooms, with one fitted with a built-in wardrobe storage. There is a smaller room also located on this floor, which is perfect for a study or baby nursery room. The three-piece bathroom suite can be found adjacent, and is fitted with a toilet, a sink, and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash.

The property is part of the Selbourne Estate that was built in the 1980s. The houses are known to be energy efficient and form a village-like enclave in the heart of Camberwell. Allendale Close itself is a cul-de-sac, so this is one of the few streets in Southwark where children can play out safely. All the shops, bars and restaurants of arty Camberwell are quite literally, just around the corner, as is the leisure centre with pool, new library and Saturday farmers' market on Camberwell Green. Just up Denmark Hill is Ruskin Park with its community gardens, café, play area and summer paddling pool. There are plentiful bus connections from Camberwell that will take you across the city to all the major train stations. Denmark Hill rail station has fast, frequent connections to Victoria, the City, or via the Overground to Canada Water (for Canary Wharf), Clapham, Shoreditch and Highbury & Islington.

Construction: Standard construction

Tenure: Freehold

Property type: House, Terraced

Parking: Driveway/Garage

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: Central heating, Mains gas

Heating features: Double glazing

Building safety issues: No

Rights and easements: Here is a summary but a property lawyer can advise further:- The property has the benefit of certain rights granted and is subject to rights reserved by the Transfer dated 25 March 1983. This might involve rights like accessing a neighboring property or having others access yours.

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

Flood risk: No

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

Reservoir flooding risk: Not 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

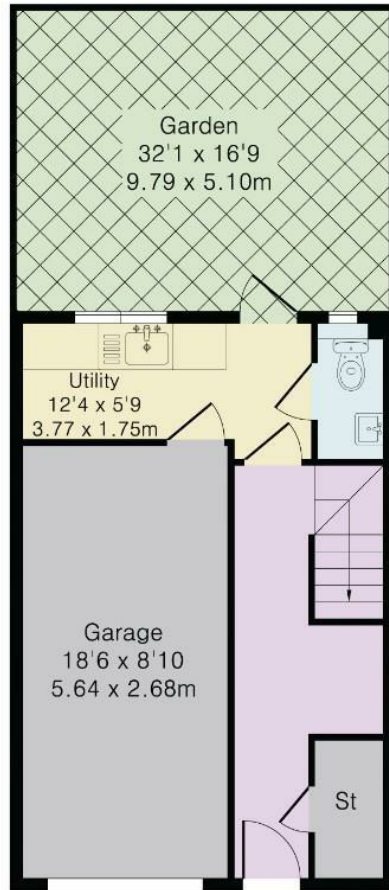
Coalfield or mining: No coal mining risk identified

Approximate Gross Internal Area 1207 sq ft - 112 sq m

Ground Floor Area 367 sq ft – 34 sq m

First Floor Area 428 sq ft – 40 sq m

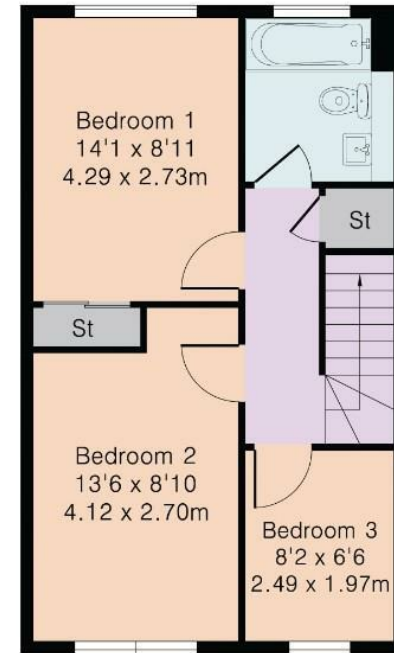
Second Floor Area 412 sq ft – 38 sq m



Ground Floor



First Floor



Second Floor

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.