

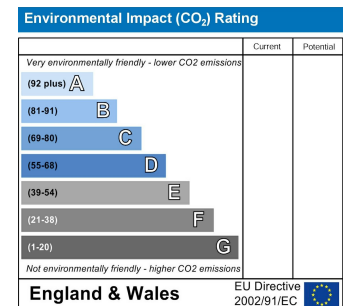
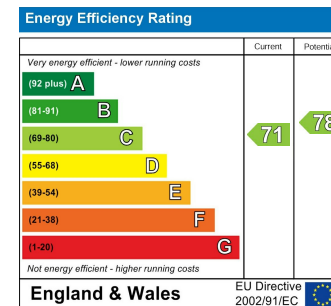


HUNTERS[®]
HERE TO GET *you* THERE

Comber House, London, SE5 | Guide Price £365,000
Call us today on 020 7708 2002



- Three Bedrooms
- Separate Kitchen
- Excellent Transport Links
- Close to Amenities
- Lease 113 Years Remaining



Set Within an Attractive Post-War Block, Step into this Spacious Three-Bedroom Apartment located on the Ground-Floor.

Internally you are presented with a lovely bright reception room with ample space to relax and entertain guests, finished with sash windows and wood flooring. The kitchen is well presented, with white wall and base units, complimentary worktops, and offers space for a dining table and chairs. There are three bedrooms in the property, finished with neutral décor, with two offering enough space for a double bed and are fitted with built in wardrobes. The three-piece bathroom suite can be accessed from the hallway and is fitted with a sink, a toilet and a bath, perfect for a relaxing soak or the busy morning dash. There is also a separate W.C adjacent.

Oval tube station (Northern line) is less than a mile away if you're walking or just a couple of stops on the bus from Camberwell New Road. Denmark Hill Station is just over a mile away for direct services to Victoria, the Thameslink line, and the Overground between Clapham Junction and Highbury and Islington (via Shoreditch). Head to Camberwell Road for buses to central London, via Elephant and castle tube station (Northern, Bakerloo). Alternatively, you are just twenty minutes away from the river at Vauxhall. Wyndham road sits between Kennington Park and Burgess Park. Both are fantastic facilities, and Burgess Park works as a cycle route, heading past the lake and into Bermondsey where you can find the famous Maltby Street Market. Camberwell itself is making a name for itself on London's foodie map with lots of new independent restaurants, cafes and bars opening. The vibrant local art scene includes the South London Gallery and events such as Camberwell Arts Festival, which runs every summer.

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 113 years remaining (Started in 2013 with a lease of 125 years)

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

Service charge: £2,325.00 a year

Construction: Standard construction

Property type: Flat

Number of floors: 3

Has lift: No

Over commercial premises: No

Parking: Allocated

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: No

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Heating features: Double glazing

Building safety issues: No

Restrictions: No restrictions or restrictive covenants found in the title register

Rights and easements

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: Low;

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

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

Coastal erosion risk: No

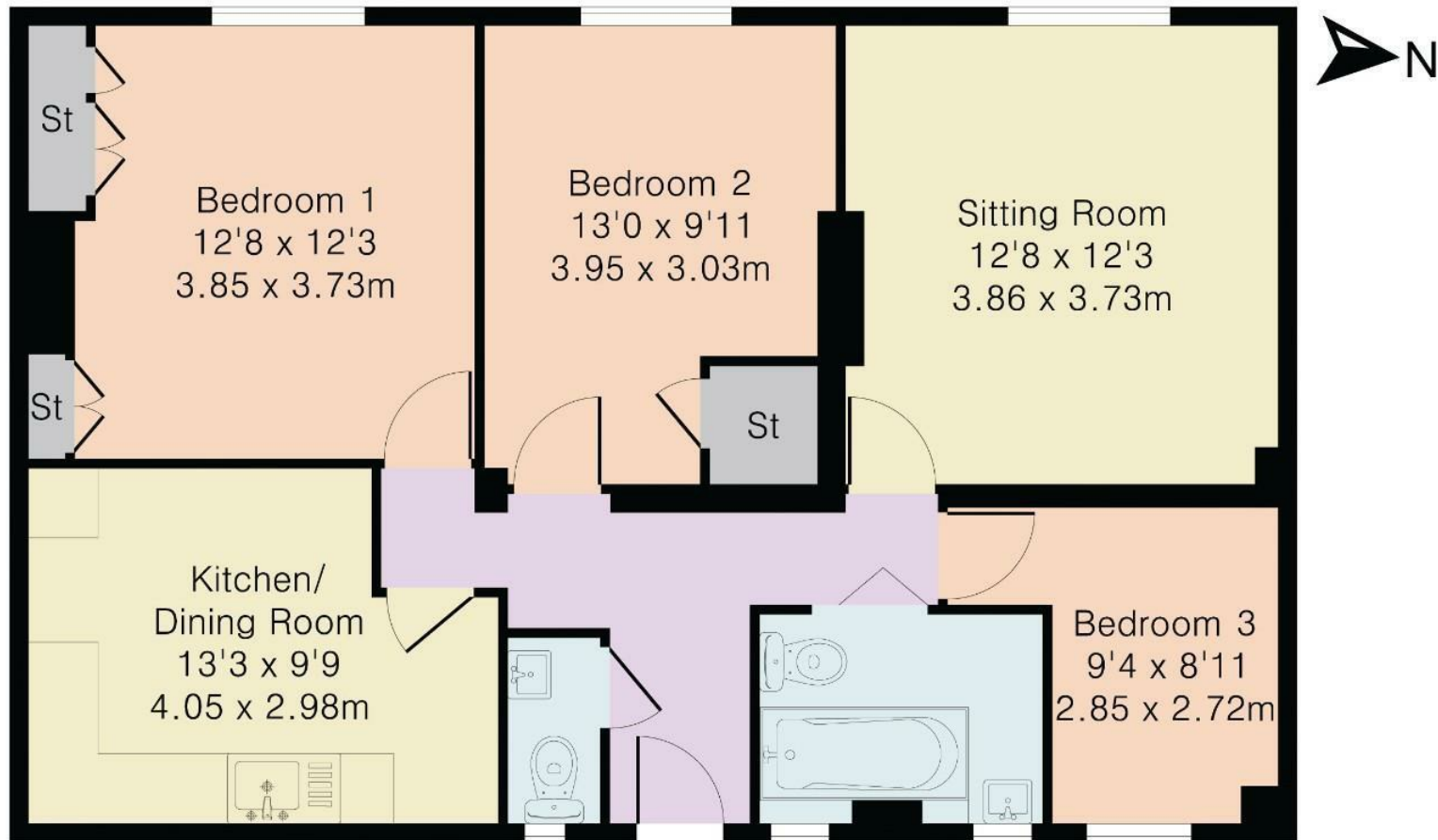
Planning and development: No

Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

Approximate Gross Internal Area 796 sq ft - 74 sq m



Ground 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.

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