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De Crespigny Park, London, SE5 | Offers In Excess Of £365,000
Call us today on 020 7708 2002



- One Bedroom
- Victorian Building
- Share of Freehold
- Bright Top Floor Flat
- Recently Updated
- Communal Gardens
- Off Street Unallocated Parking
- Service Charge £1320 PA

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 one bedroom, period gem, in a lovely double fronted Victorian building - with direct access to the communal gardens - Chain Free!

Internally you are presented with a well-presented reception room, with sleek white walls, an exposed wooden beam, wood flooring and direct access to the communal garden via French doors. The kitchen is fitted with an integrated oven and hob, shelving and a white tiled splashback. Heading through to the bedroom you will find it is a generous sized double, with room for additional furnishings, finished with sash windows, and a built-in wardrobe keeping this space neat. There is a three-piece bathroom suite located off the hallway with a modern finish, fitted with a toilet, a sink and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash. To the rear of the property is a large, well maintained communal garden with a BBQ area, giving you a space to lounge in the summer sun.

The property is in a premium street part of the Camberwell Grove conservation area and provides excellent transport links including a 0.4 mile walk to Denmark Hill Station with easy access to West End, Victoria, Clapham, Shoreditch, Highbury & Islington and Canada Water for Canary Wharf. Kings College Hospital and a vast range of bars, restaurants, and local amenities are nearby. You have plenty of bus connections from here too that will take you across the city and to all the major train stations. Camberwell is home to a great mix of eateries, independent café bars, shops, a leisure centre with a pool, and a brand-new library.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Tenure: Share of Freehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 959 years remaining (Started in 1985 with a lease of 999 years)

Ground rent: Not payable

Service charge: £1,320.60 a year

Construction: Standard construction

Property type: Semi-detached, Flat

Number of floors: 4

Entrance on floor: 2

Has lift: No

Over commercial premises: No

Parking: Unallocated Parking

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: None

Building safety issues: No

Restrictions

Title SGL475999 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The property cannot be used for any noisy, offensive, or noxious purpose or any use that may bother the surrounding estate. It is restricted to being used as a private residence, or for professions such as a Medical Practitioner, Solicitor, Architect, Dentist, or Civil Engineer, or as a private hotel or Boarding House. Advertising signs are also prohibited.

Rights and easements

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: In a conservation area

Camberwell Grove conservation area: Tree Preservation Order in place

Accessibility: None

Coalfield or mining: No coal mining risk identified

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Approximate Gross Internal Area 430 sq ft - 40 sq m



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.

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