



**HUNTERS®**  
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Edmund Street, London, SE5 | Guide Price £500,000  
Call us today on 020 7708 2002



- Two Bedrooms
- Open Plan Kitchen/Reception
- Modern Finish Throughout
  - En-Suite Bathroom
  - Balcony
- Communal Garden

| 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (82 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

GUIDE PRICE: £500,000-£525,000

Located in a Secure Development this Two-Bedroom, Two-Bathroom Apartment, Featuring a Private Balcony and Access to Communal Gardens - Chain free!

Internally you are presented with a stylish and contemporary open-plan kitchen and reception area, offering ample space to relax and entertain guests featuring sleek white walls, wood flooring, and natural light, thanks to the floor-to-ceiling door that opens onto a private balcony. The kitchen is thoughtfully designed with modern white wall and base units, complementary worktops, an integrated oven and hob, and a convenient breakfast bar for quick meals or casual dining. The generously sized balcony provides ample space for a small table and chairs, creating the ideal spot to unwind or grow your favourite plants and herbs. Both bedrooms are well presented to maintain the apartment's modern aesthetic. The master bedrooms allows ample space for a double bed and additional furniture, and includes an en-suite bathroom with a walk-in shower for added convenience. The second bedroom is equally as stylish, featuring soft carpeting, white walls, and a floor-to-ceiling window. Off the hallway, you'll find a well presented, three-piece bathroom suite, complete with a toilet, sink, large inset mirror, 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 tube station. From here, you can hop onto the Northern line, Bakerloo line, overland rail services, and a myriad of 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. The award-winning Burgess Park is just up the road, and it is Southwark's largest park. It has had significant investment over the years and features a lovely lake, tennis courts, cafe, and barbecue 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: D

Authority: London Borough of Southwark

Lease length: 115 years remaining (Started in 2015 with a lease of 125 years)

Ground rent: £349 a year (Subject to increase)

Rent review: Every 25 years (Increase calculation: 100% Increase)

Service charge: £2,232 a year

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 5

Entrance on floor: 3

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: Double glazing

Building safety issues: No

Restrictions:

Title contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The leases referenced in the property schedule prohibit or restrict transferring the leases to others. - Plan and schedule entries indicate lease determinations and restrictions on parts of land as outlined in the title plan.

Rights and easements

Title TGL384357 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The title includes any existing legal easements mentioned in the lease. - Parts of the land are subject to rights granted by transfers affecting certain properties in Edmund Street and Notley Street.

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

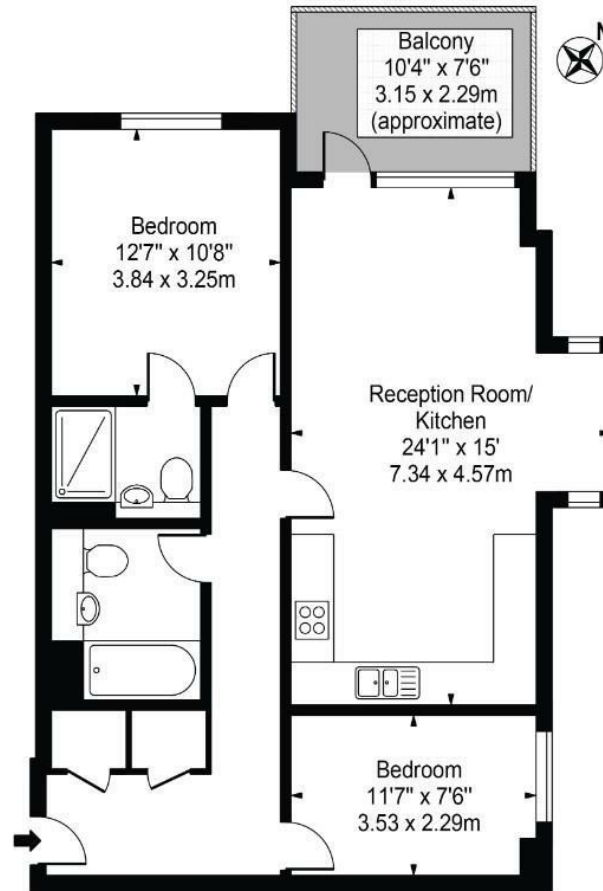
Planning and development: No

Listing and conservation: Is a listed building

Accessibility: None

Coalfield or mining: No coal mining risk identified

Hogan Court,  
Edmund Street, SE5 7NF  
Approx. Gross Internal Area 781 Sq Ft - 72.56 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

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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