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Camberwell Passage, London, SE5 | Guide Price £400,000
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- One Bedroom
- Modern Apartment
- Two Balconies
- Communal Garden
 - Concierge
 - Lift
- Lease 991 Years Remaining

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	83 83	

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		

GUIDE PRICE: £400,000 - £425,000

Located on the Fifth Floor of this Luxury and Stylish Development is this Bright and Spacious One-Bedroom Apartment with a Balcony, Concierge and Communal Garden.

Internally you are presented with an open plan reception area which is awash with natural light through the floor-to-ceiling doors and windows and Juliet balcony, offering ample space to relax and entertain guests. The kitchen is well equipped with an array of top-quality appliances, wall and base units, sleek composite worktops, and finished with the same high quality wooden flooring that runs throughout the property. The bedroom can be found off the hallway and boasts large floor-to-ceiling windows with access to a balcony, blending indoor and outdoor living. This area offers ample space for a double bed and furniture, and benefits from built in storage space, finished with soft carpeting to cuddle your feet. Along the hallway you have a stylish three-piece bathroom suite fitted with a toilet, and a whitewash basin, finished with a combination of stone effect tiles and wood effect panels and a bath with an overhead shower, perfect for a relaxing soak, or the busy morning dash.

Historical Camberwell has a burgeoning arts and music scene as well as a plethora of great independent restaurants, cafes and bars. Denmark Hill station is 1.0km away and has fast trains to Victoria and is also on the Thameslink line and the Overground to Clapham High Street and the fashionable East (Shoreditch, Hoxton). Oval tube station (Northern) is a bus journey or walk and is 1.5km away. At weekends head to the Southbank for a wealth of cultural and entertainment venues. The award-winning Burgess Park is just up the road it is Southwark's largest it has had significant investment over the years and has a lovely lake and café.

Tenure: Leasehold

Council Tax band: D

Authority: London Borough of Southwark

Lease length: 991 years remaining (Started in 2017 with a lease of 999 years)

Ground rent: £450 a year (Subject to increase)

Rent review: 25 Years, doubles.

Service charge: £3,294 a year

Construction: Standard construction

Property type: Detached, Flat

Number of floors: 5

Has lift: Yes

Over commercial premises: Yes (yoga studio, office, galleries)

Parking: None

Disabled parking: Yes

Controlled parking zone: Yes

Electric vehicle charging point: Yes

Electricity: Connected to mains electricity, Has solar panels

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Communal heating system

Heating features: Air conditioning, Double glazing, Underfloor heating

Building safety issues: No

Restrictions

Title TGL476766 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The lease prohibits or restricts the transfer of the lease (known as alienation).

Rights and easements

Title TGL476766 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property includes any legal rights mentioned in clause LR11.1 of the lease, subject to any rights granted or reserved by the lease that affect the property.

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

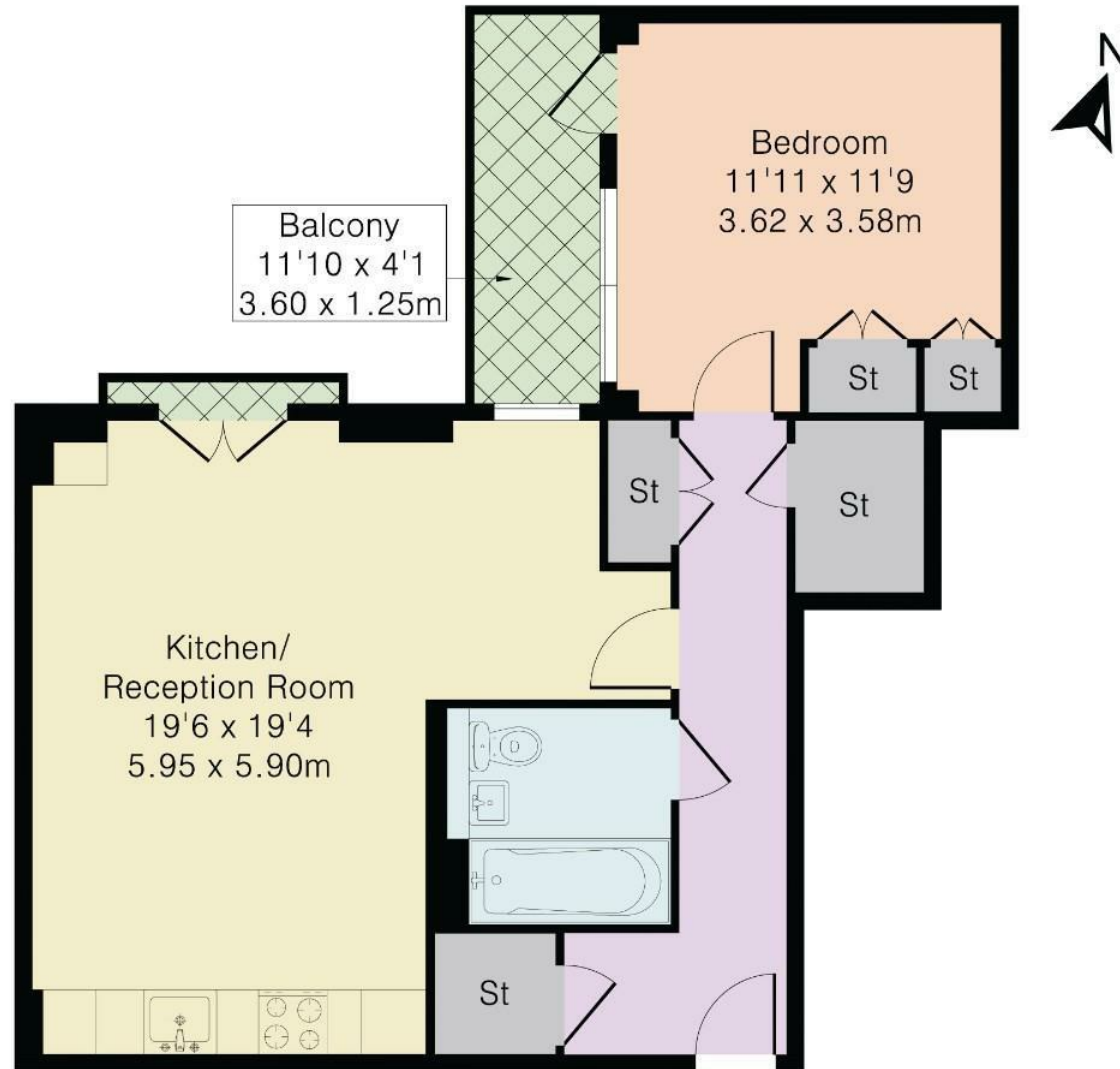
Planning and development: No

Listing and conservation: No

Accessibility: Ramped access, Lift access, Wide doorways

Coalfield or mining: No coal mining risk identified

Approximate Gross Internal Area 610 sq ft - 57 sq m



Fifth 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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

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