



**HUNTERS®**  
HERE TO GET *you* THERE

Graces Road, London SE5, SE5 | Asking Price £400,000  
Call us today on 020 7708 2002





- Contemporary and Stylish
  - One Bedroom Flat
  - Private Garden
  - Share of Freehold
- Good Transport Links

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		
	70	79
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		
(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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

A sunny, quiet and stylish Victorian raised ground floor one bedroom flat on one of Camberwell's best roads. Benefits from a private garden and share of freehold.

Internally you are presented with a spacious living area with a large South facing bay window, creating a warm and bright space with neutral light grey walls and wooden flooring. There is also room for a dining table for entertaining guests. Heading to the kitchen you're met with plentiful wall and base units in duck egg blue, a modern integrated oven and gas hob, metro tiled splash back and a sash window overlooking the garden. The contemporary bathroom offers contrasting tiling, wash basin, W.C and a large walk-in shower. The bathroom also has an integrated stereo sound system so you can either sing in the shower or listen to the morning news. The bedroom is peaceful and bright and offers space for a king size bed and furniture and leads directly into the private garden. Through the back door and down the stairs you'll find a great sized garden space. A large blank canvas for someone with green fingers. Perfect for that summer BBQ with friends.

Denmark Hill station is 0.7km away providing a fast service to Victoria as well as direct Thameslink services via Farringdon to King's Cross and the Windrush Line. Peckham Rye station is also 1.3km away with fast trains to London Bridge.

Grace's Road is one of the most sought after addresses in SE5. A pretty and very quiet residential street with a true community feel. There is a soon to open Art Gallery opening at the end of the road. You are just around the corner from the amazing Toad Bakery and the newly opened Mondo Sando Cafe. One of London's best Jazz clubs in the crypt of St Giles's Church is a true hidden gem. The Camberwell Arms is 0.5km away for a top Sunday roast. This flat is truly in the heart of the best of Camberwell.

Tenure: Share of Freehold

Council Tax band: E

Authority: London Borough of Southwark

Lease length: 985 years remaining (Started in 2011 with a lease of 999 years.)

Ground rent: Not payable

Service charge: £290 per annum buildings insurance

Construction: Standard construction

Property type: Mid-terrace, Flat

Number of floors: 3

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Parking: On Street

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

Rights and easements

Title TGL342837 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Legal easements as referred to in the lease, subject to any rights granted or reserved by the lease.

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

Flood risk: No

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

Coastal erosion risk: No

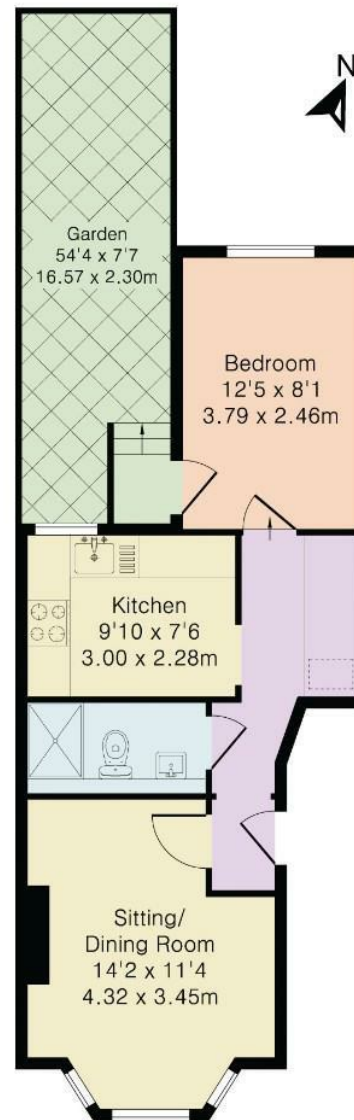
Planning and development: No

Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

Approximate Gross Internal Area 417 sq ft - 39 sq m



Ground Floor Flat

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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