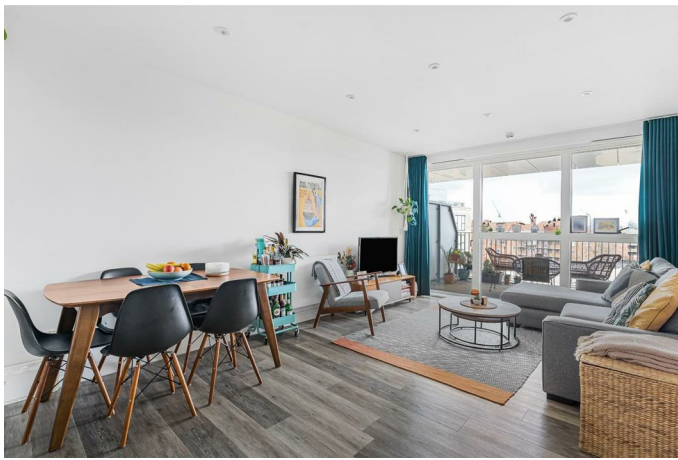




**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

Scena Way, London, SE5 | Guide Price £400,000 to £425,000  
Call us today on 020 7708 2002



- One Bedroom Apartment
- Large Private Balcony
- Sleek and Modern Kitchen
- Sought After Development
  - Good Transport Links
- Lease 243 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 | 84 84     |

| 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 |           |

Guide Price £400,000 to £425,000

Spacious and modern one bedroom apartment with a large balcony set in sought after development and centrally located!

Located on the top floor, entering the apartment through the entrance hall you'll find a spacious open plan living area, with plenty of space for relaxing and dining or entertaining guests. There is a modern and stylish kitchen with handleless white wall and base units, quartz worktops and integrated appliances to keep the space sleek. The living area leads onto a large balcony, with space for al fresco dining. Adjacent to this is a generously sized double bedroom with built in storage and space for a double bed and furniture. The bedroom has neutral carpets and décor with floor-to-ceiling windows creating a bright and open space. There is a modern good sized bathroom complete with three-piece suite including a bath with overhead shower, perfect for a relaxing soak.

Fritillary Apartments is a 0.5 mile walk from the delights of Myatt's Field Park, renowned for its bandstand, summerhouse, and café, along with amenities such as tennis courts, a children's playground, and a community greenhouse. The vibrant culinary scene of Camberwell Church Street is close by featuring notable establishments like The Camberwell Arms and Theo's Pizzeria. The South London Gallery and the Dulwich Picture Gallery are also main attractions for those who appreciate artwork. Families residing in the vicinity benefit from proximity to excellent state and public schools. For commuters, Denmark Hill station is just a 0.9mile walk away, providing direct rail services to Blackfriars, Victoria and St Pancras International, as well as Overground services to Clapham Junction or Dalston Junction via Canada Water (Jubilee Line). Oval Underground Station is also a 1mile walk away from your doorstep, offering Northern Line services that stretch throughout the city. Additionally, Camberwell enjoys exceptional connectivity with an extensive network of bus routes.

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 243 years remaining (Started in 2018 with a lease of 250 years)

Ground rent: £150 a year (Not subject to increase)

Service charge: £2,250 a year

Construction: Standard construction

Property type: Detached, Flat

Number of floors: 4

Has lift: Yes

Over commercial premises: No

Parking: None

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: None

Heating features: Triple glazing

Building safety issues: No

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

Flood risk: Yes

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 597 sq ft - 55 sq m**



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](mailto:Camberwell.Sales@hunters.com)

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