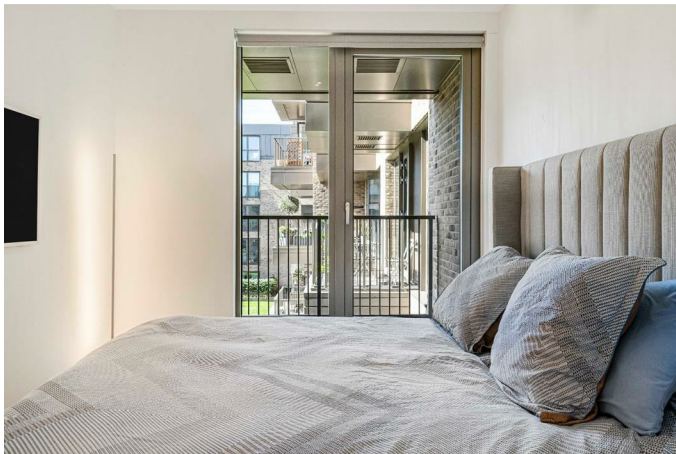




HUNTERS®
HERE TO GET *you* THERE

Camberwell Passage, London, SE5 | Offers In Excess Of £400,000
Call us today on 020 7708 2002



- One Bedroom Apartment
 - Private Balcony
 - Communal Gardens
 - Concierge
 - Good Transport Links
- 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	85 85

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	

Stylish and bright one-bedroom modern apartment with a private balcony, communal gardens, and concierge.

Located on the third floor of this popular and stylish development is a bright a spacious one bedroom apartment, this property has been built with luxury and efficiency in mind. The bright and airy open plan reception room has plenty of space for relaxing, dining and entertaining guests, there are floor to ceiling windows with access to the balcony overlooking the well-maintained communal gardens. The sleek kitchen area is well equipped with Bosch integrated appliances including a 60cm dishwasher and white handleless wall and base units. The entrance hall has a built in desk area and ample storage. The bedroom is off the hallway and boasts floor to ceiling windows and access to the balcony, it is a generous size with space for a double bed and furniture and built in wardrobes for added convenience. Along the corridor you have a modern Skandi style bathroom with a three-piece suite and a shower over the bath. The double mirror has storage and the bathroom is finished with a combination of stone effect tiles and wood effect panels. The property is part of a luxury apartment block with carpeted corridors decorated with artwork, a concierge, secure video entry, lift and access to a large, shared garden. The apartment benefits from 'virtual freehold' meaning it was set up with a 999 year lease – 991 years remaining.

Denmark Hill Station is 0.7 miles away for Zone 2 trains (fast to Victoria, Thameslink line to the City) and the Overground service to fashionable East London (Shoreditch, Dalston Junction, Highbury and Islington) and Clapham High Street and Junction. From Camberwell Green you can get a bus to every corner of London and you're just a couple of stops from Oval Underground Station (Northern). Just around the corner on Camberwell Church St. you will find a number of Time-Out recommended bars and restaurants.

Seller's comments - We chose this flat for its spaciousness—much larger than most one-beds in the area—and its peaceful location, away from the noise of the road. The flat offers ample storage, keeping everything tidy and organized, and is so energy-efficient that we've never needed to use the underfloor heating. Living near Camberwell is incredibly convenient with supermarkets, a gym, post office, pharmacies, and more just steps away. Plus, with over 10 bus lines right outside and a friendly concierge service available 7 days a week, getting around and managing deliveries is a breeze.

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

Rent review: 25 years, doubles

Service charge: £3,740 a year

Construction: Standard construction

Property type: Detached, Flat

Number of floors: 5

Entrance on floor: -1

Has lift: Yes

Over commercial premises: Yes

Parking: Gated, Driveway

Disabled parking: Yes

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: Double glazing, Underfloor heating

Building safety issues: No

Rights and easements

Here is a summary but a property lawyer can advise further:- The property includes legal easements, which are rights allowing the use of another's land for a specific purpose. The details of these easements are mentioned in the lease, but specifics are not provided. 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.

Planning and development: No

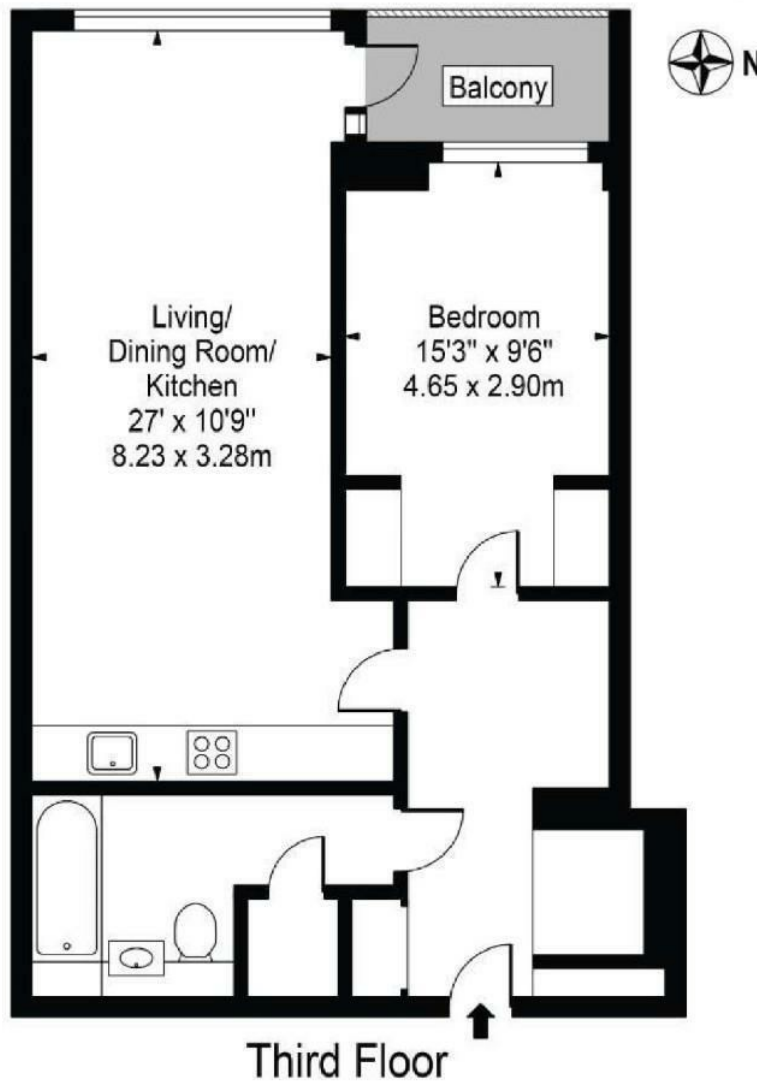
Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

Camberwell Passage, SE5 0AU

Approx. Gross Internal Area 678 Sq Ft - 62.99 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
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.

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

HUNTERS[®]
HERE TO GET *you* THERE