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Havil Street, London, SE5 | Offers In Excess Of £300,000
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- One Bedroom Apartment
- Modern and Contemporary
- Stylish Kitchen and Bathroom
 - Parking
- Lease 152 years remaining
 - No Ground Rent

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 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	

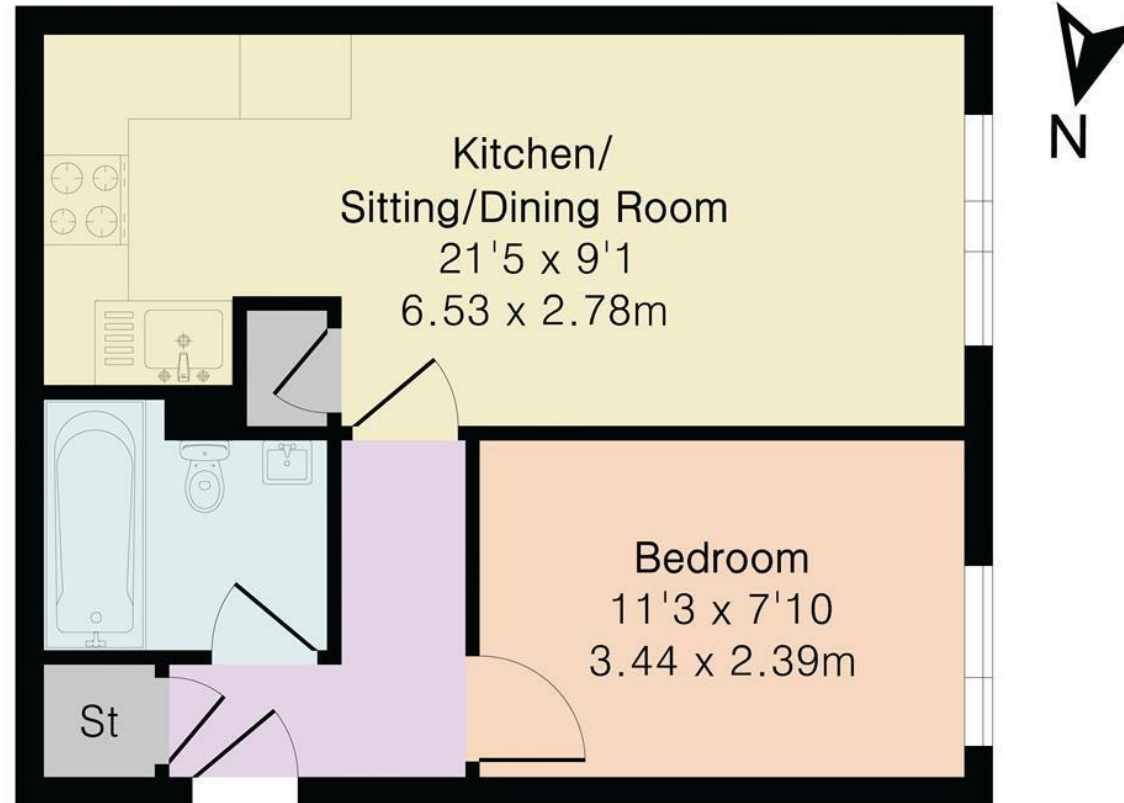
A contemporary and modern one bedroom apartment with parking near to Brunswick Park!

Entering the apartment you're met with an open plan living area, with space for a small table and chairs adjacent to the kitchen. The dark hardwood flooring, spotlights and neutral décor, that you'll find throughout the apartment, creates a bright and light atmosphere. The kitchen area has white wall and base units, stylish metro tiling and integrated appliances, keeping the space sleek and functional. There is a good-sized bedroom with room for a double bed and furniture. The modern bathroom has a three-piece suite, complete with a shower over the bath. There is smart tiling and contrasting tiled flooring, and benefits from under sink storage. The property further benefits from storage in the hallway for added convenience and parking.

The wonderful Brunswick Park which is nearby offers free tennis courts and a children's play area, making it a valuable community asset. Camberwell Green has become a real focal point to the area with its weekend farmers market and established art scene helping build on this already tight knit and friendly community. Camberwell Church Street is a 0.4 mile walk from which you can hop on several buses that will whisk you to Oval, Vauxhall (Victoria) or Elephant & Castle (Northern, Bakerloo) Underground stations. Denmark Hill Station is a pleasant 0.8 mile walk away and offers fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington. Camberwell Church Street has seen a boom in the number of fantastic independent restaurants and there is a 24/7 Gym located on Southampton Way.

Tenure: Leasehold
Council Tax band: C
Authority: London Borough of Southwark
Lease length: 152 years remaining (Started in 2017 with a lease of 160 years)
Ground rent: Not payable
Service charge: £2,404.40 a year
Construction: Standard construction
Property type: Semi-detached, Flat
Number of floors: 3
Entrance on floor: 3
Has lift: No
Over commercial premises: No
Parking: Private
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: Room heaters only
Heating features: Double glazing
Building safety issues: No
Restrictions
Here is a summary but a property lawyer can advise further: - A covenant from 24 March 1988 requires any demolition work to be indemnified, i.e., protected against damages, and forbids using the name of St Giles Hospital in business at the property. - A covenant from 30 March 1990 requires the payment of repair costs for shared installations and prohibits building changes without various consents. - There are also restrictions on parking, trade, nuisances, and preserving landscaping. Removal of any trees or hedges requires consent, and there are rules against parking certain vehicles and obstructions. The agreement also ensures no business trade is carried out on the premises.
Rights and easements
Here is a summary but a property lawyer can advise further:- Rights of way, water, drainage, and other easements from a transfer dated 24 March 1988.
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

Approximate Gross Internal Area 370 sq ft - 34 sq m



Second 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.

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