



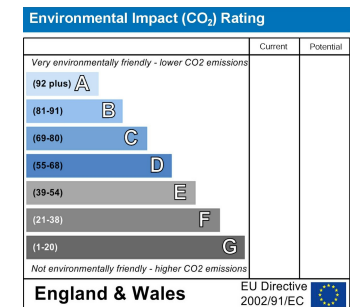
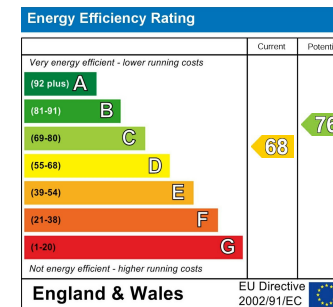
**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

Southampton Way, London, SE5 | Asking Price £275,000  
Call us today on 020 7708 2002





- One Bedroom Flat
- Neutral Decor Throughout
- Modern Kitchen and Bathroom
- Lease 107 Years Remaining
- Ground Rent £150 per Annum
- Service Charge £1,735 per Annum



A bright and airy one-bedroom top floor flat located on Southampton Way in a lovely Victorian building!

Internally you are presented with a good-sized reception room with space to relax and unwind or entertain guests. The crisp white walls and neutral flooring, you'll also find throughout the property, creates a bright and light space. There is a separate kitchen with beech effect wall and base units and granite effect work tops and an integrated oven and hob. The bedroom has space for a double bed and furniture and benefits from built in storage and a skylight offering plenty of natural light. You'll also find a modern and smart full tiled shower room with under sink storage.

Southampton way offers great amenities and local shops, with a supermarket and gym close by. It is ideal for transport with plenty of bus stops and frequent buses that whisk you to Elephant & Castle. From here you can hop onto the Northern line, Bakerloo line, overland rail services and a myriad of bus routes that connect you to the whole of the city. The wonderful Brunswick Park which is nearby offers free tennis courts and a children's play area, making it a valuable community asset. Camberwell has long been known for its artistic connections and every year sees welcome additions to the string of acclaimed independent galleries, restaurants and cafes. Burgess Park is 0.4 mile walk away and has a gorgeous lake, tennis courts and barbeque facilities. If you enjoy a weekend stroll head through the park and eastwards to Maltby Street Market and historic Rotherhithe or take advantage of the cultural delights on offer at Waterloo and the Southbank.

Tenure: Leasehold  
Council Tax band: B  
Authority: London Borough of Southwark  
Lease length: 107 years remaining (Started in 2007 with a lease of 125 years)  
Ground rent: £150 a year (Not subject to increase)  
Service charge: £1,735 a year  
Construction: Standard construction  
Property type: End-terrace, Flat  
Number of floors: 3  
Entrance on floor: 2  
Has lift: No  
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: Central heating, Mains gas  
Building safety issues: No  
Restrictions

Here is a summary but a property lawyer can advise further: - There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease. - The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

Rights and easements

Here is a summary but a property lawyer can advise further:- The land is subject to the following rights reserved by a Transfer of the freehold estate: - The right of free passage and running of water and soil in and through the sewers drains and channels made or to be made upon through or under the Property. - Full right and liberty to enter upon the Property for the purpose of repairing, renewing, maintaining, altering, cleansing, examining or testing sewers drains channels pipes wires and cables. - The right to build or rebuild or alter any adjacent or neighbouring land or building in any manner whatsoever even if this affects light or air. - The title includes any legal easements granted by the registered lease but is subject to any rights that are granted or reserved by the said lease and affect the registered land.

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

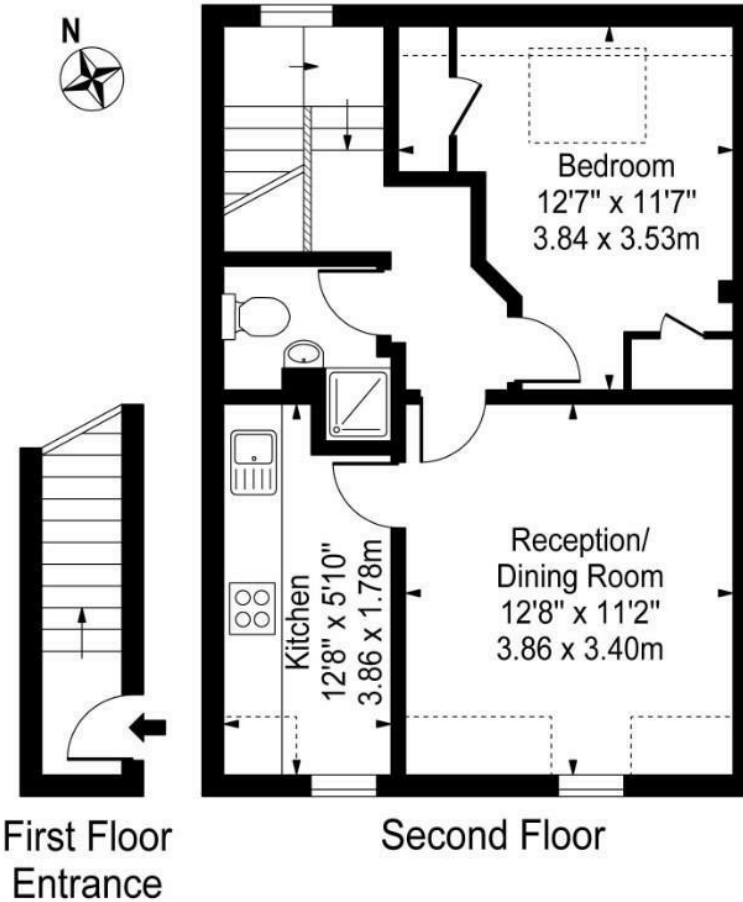
Accessibility: None

Coalfield or mining: No coal mining risk identified

## Southampton Way, SE5

Approx. Total Internal Area 483 Sq Ft - 44.87 Sq M  
(Including Restricted Height Area)

Approx. Gross Internal Area 449 Sq Ft - 41.71 Sq M  
(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://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](mailto:Camberwell.Sales@hunters.com)

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