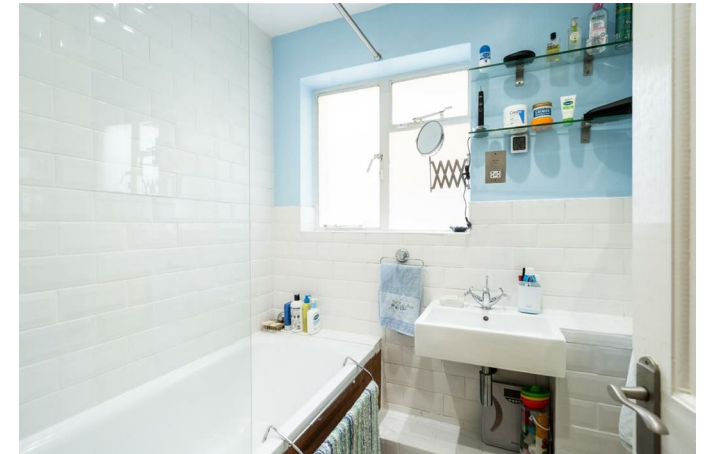


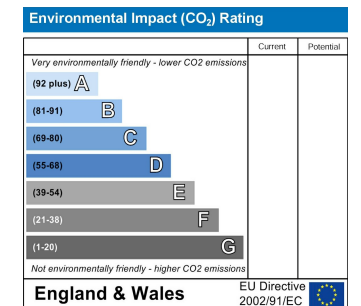
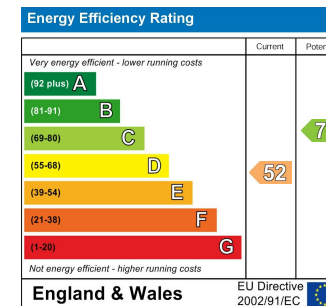


HUNTERS®
HERE TO GET *you* THERE

Morna Road, London, SE5 | Guide Price £425,000 to £450,000
Call us today on 020 7708 2002



- Ground Floor Victorian Conversion
 - One Bedroom
 - Southeast Garden
- 89 Year Lease Remaining (can be extended to 179 years prior to completion subject to offer)
- Ground Rent £10 Per Annum
- Service Charge £1120.91 Per Annum



Guide price £425,000 to £450,000

A Victorian ground floor one bedroom flat with a large southeast facing rear garden on the popular street, Morna Road!

Entering the reception room, wide bay windows offer the room plenty of natural light and are complimented by the neutral décor and wooden flooring. There is ample space for furniture and has an original feature fireplace that draws the eye, stylish uplighter wall lights and shelving in the alcoves. You have a good-sized bedroom with garden views, space for a double bed and additional furniture, which also has the neutral décor and wooden flooring found throughout the property. To the rear of the property is a modern well-equipped eat in kitchen with space for a small dining table and chairs. There are sleek white high gloss wall and base units, matching work tops, white tiled splash back, an integrated oven and hob and plumbing space for an under-counter dishwasher and washing machine. From the kitchen you have direct access into your private garden, an oasis with some established tropical plants and plenty of space for alfresco dining or enjoying a glass of wine in the summer months with friends. The family bathroom has smart white tiling and contrasting floor tiling, a bath with an overhead shower and sink, and there is a separate WC for added convenience on busy mornings. The property further benefits from a space for a small desk in the hallway.

Located in Camberwell, a flourishing area with plenty of restaurants, café, bars, a leisure centre, swimming pool and Saturday farmers' market on the revamped Camberwell Green. On the weekends, take a walk-through Ruskin Park with its tennis courts, café, lake and wild nature planting, or head over to Myatt's Field Park with its state-of-the-art play areas and boutique community café. There are plenty of transport links with Loughborough Junction Station a 0.5 mile walk away and Denmark Hill Station only a 0.5 mile walk away from the property offering overground services via the Overground to Canada Water (for Canary Wharf), Clapham, Shoreditch and Highbury & Islington. There are also plenty of bus connections that will whisk you around the city, to Oval (Northern Line), or up to Elephant & Castle (Bakerloo Line) and across the city to all the major train stations.

Tenure: Leasehold

Council Tax band: B

Authority: London Borough of Southwark

Lease length: 89 years remaining (Started in 1989 with a lease of 125 years.) Lease can be extended to 179 years prior to completion., subject to offer

Ground rent: £10 a year (Not subject to increase)

Service charge: £1,120.91 a year

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 3

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

Building safety issues: No

Rights and easements:

Here is a summary but a property lawyer can advise further:- The property benefits from easements and rights specified in paragraph 2 of Schedule 6 of the Housing Act 1985. - The lease includes easements and rights, and is subject to any rights it reserves.

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.

Planning and development: No

Listing and conservation: No

Accessibility: None

Mining: No coal mining risk identified

Morna Road, SE5

Approximate Gross Internal Area 62 sq m / 560 sq ft

Excluding Store of Approximately 1 sq m / 11 sq ft

Excluding Cellar of Approximately 13 sq m / 140 sq ft



Ground Floor

Floor Plan produced for Hunters by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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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