

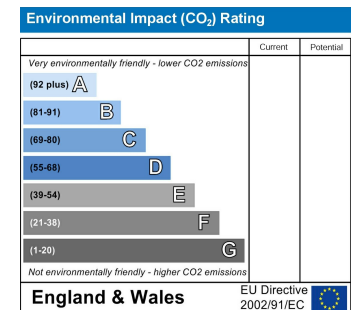
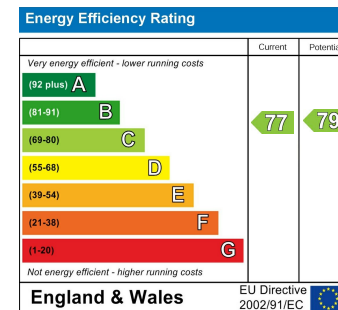


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- Edwardian Block
- Ground Floor - One Bedroom Apartment
 - 46m2 Internal area
- Modern Kitchen and Bathroom
 - Central Location
 - Close to Camberwell Green



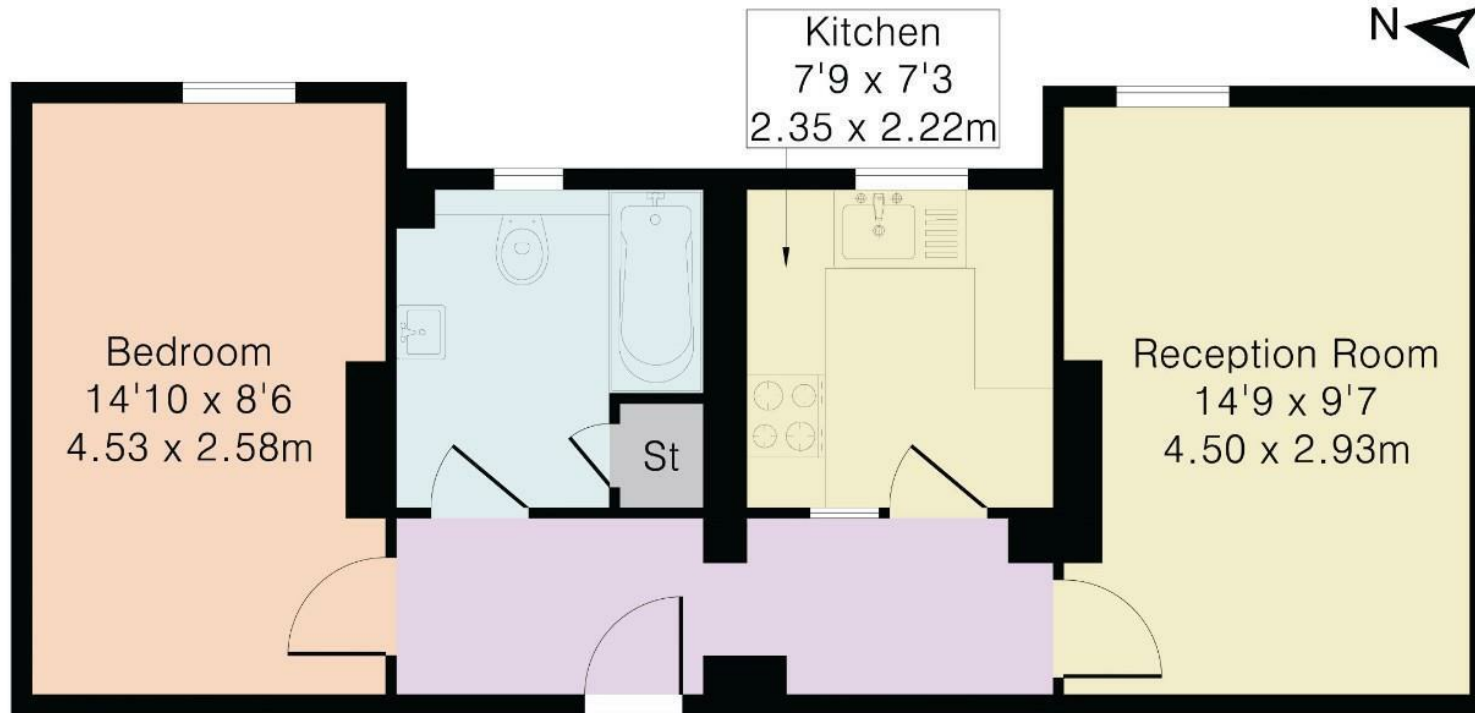
Welcome to this charming Edwardian apartment in the heart of Camberwell—Ideal for a single professional or couple seeking a spacious, centrally located flat. Offering 46m² of well-proportioned living space, this home blends comfort with the timeless character of classic Edwardian architecture.

Internally you will find a good sized reception room, with space to relax and entertain - finished with wood flooring, white walls and double-glazed sash windows which allows plenty of natural light to grace this space. The kitchen has a range of beech style wall and base units, with complimenting granite effect worktops and a metro tiled splashback. There is also an integrated oven and hob and space and plumbing for white goods. The bedroom has space for a double bed and bedroom furnishings, finished with wood flooring and white walls. The bathroom has a modern finish with a white three piece bathroom suite and large format tiling, with a bath for a relaxing soak and a shower over the bath for the morning dash. Further benefits include double glazing throughout, major works completed in 2018.

On Camberwell Church St you will find great selection of bars and restaurants and the green is home to two weekend markets selling fresh farm produce, artisan bread and a range of delicious foods from around the globe. Denmark Hill Station is your nearest tube station 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 the West End and City, and you are just a couple of stops from Oval Underground Station (Northern Line). Just around the corner on Camberwell Church St. you will find several Time-Out recommended bars and restaurants, including the best pizza for miles at Theo's. Camberwell is famous for its art scene and the South London Gallery is a short walk away – they also serve delicious brunch in their cafe. Peckham and East Dulwich are both walkable and offer cocktail bars, independent cinemas and top-quality butchers, bakers, and delis. If you want to head into the thick of things a bus journey will whisk you to the sunny Southbank for all your cultural delights. In addition to this you are spoilt for parks in the area, from the huge Burgess Park – complete with lake - to the smaller Victorian gardens dotted around the area.

Tenure: Leasehold
Council Tax band: B
Authority: London Borough of Southwark
Lease length: 115 years
Ground rent: £400 rises by £50 every 5 years, next review 2025
Service charge : £1400
EPC: C
Construction: Standard construction
Property type: Flat
Has lift: No
Over commercial premises: No
Parking: N/A
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: No restrictions or restrictive covenants found in the title register
Rights and easements
Public right of way through and/or across your house, buildings or land
No
Flood risk: Long-term flood risk
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 491 sq ft - 46 sq m



Ground 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.

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

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