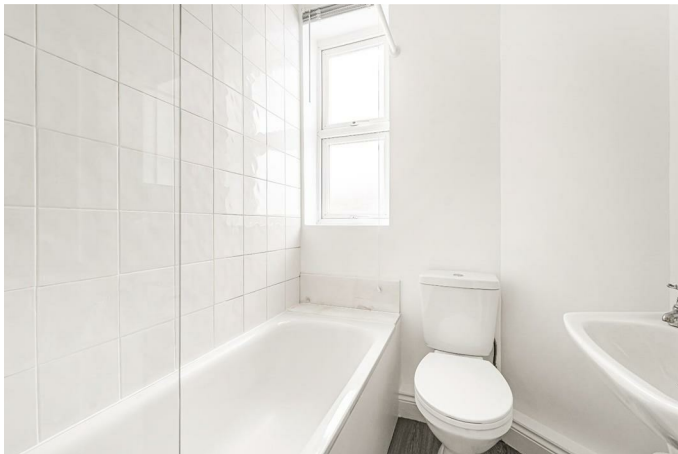


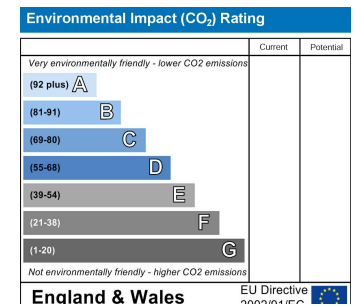
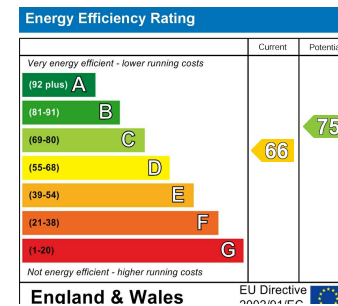


HUNTERS[®]
HERE TO GET *you* THERE

Barent Road, London, SE5 | Guide Price £475,000 to £500,000
Call us today on 020 7708 2002



- Two Bedroom Purpose Built Flat
 - Ground Floor
- Private South Facing Garden
- Share of Freehold 999 year lease
 - Service Charge £580 PA
 - Chain Free



Guide Price £475,000 to £500,000

Period ground floor two bedroom purpose built flat with a large private south facing garden! Offered with a share freehold, 999 year lease and chain free!

Internally you are presented with a spacious reception room, with plenty of space for relaxing and a small dining table and chairs. The reception room leads directly to your private low maintenance paved south facing garden, the perfect spot for a bbq in the summer and dining al fresco. There is a separate modern kitchen with cream wall and base units, granite effect work tops and an integrated oven and hob, finished with wood effect flooring. The master bedroom is a generous size with plenty of space for a double bed and additional furniture, and a second bedroom that is perfect for a guest bedroom, nursery or home office.

Bavent Road sits 0.2 miles to Kings College Hospital and 0.3 miles to Ruskin Park where you can enjoy the tennis courts, community gardens, nature planting, paddling pool, and family café. You are a 0.4 mile walk away from Denmark Hill station which offers services to Victoria, St Pancras and Blackfriars. London's orbital Overground network also offers links to Clapham and Shoreditch, while nearby bus routes offer fast and frequent 24-hour services to all four corners of the city. Loughborough Junction Station is also only a 0.4 mile walk away Thameslink services.

Tenure: Share of Freehold

Council Tax band: C

Authority: London Borough of Lambeth

Lease length: New 999 Year Lease

Ground rent: Not payable

Service charge: £580 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

Heating features: None

Building safety issues: No

Restrictions:

Here is a summary but a property lawyer can advise further:- There are exceptions from registration for all estates, rights, interests, powers, and remedies arising from any dealings made in breach of the prohibition or restriction against dealings contained in the Lease.

Rights and easementsL

Here is a summary but a property lawyer can advise further:- The title includes any legal easements granted by the registered lease(s) and is subject to any rights that it reserves, as long as those easements and rights exist and benefit or affect the registered land.

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.

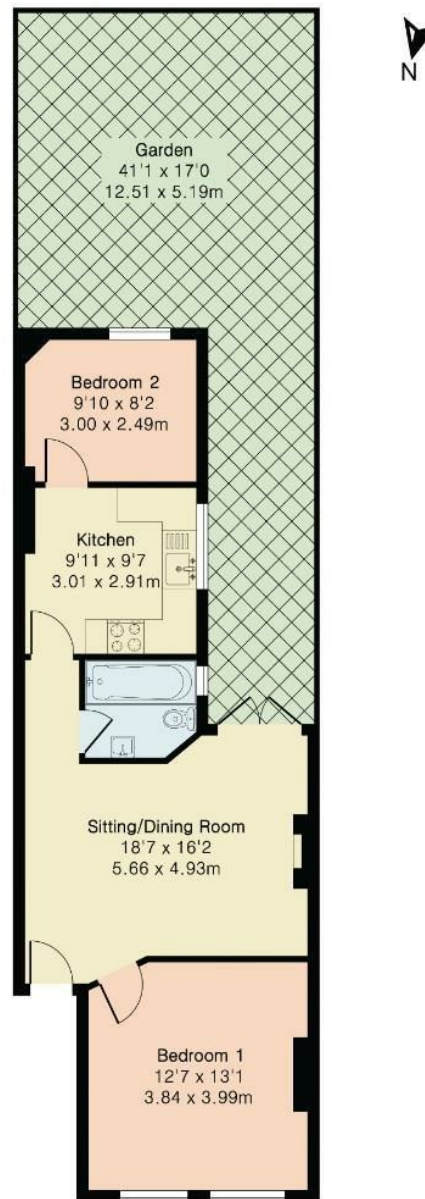
Planning and development: No

Listing and conservation: No

Accessibility: None

Mining: No coal mining risk identified

Approximate Gross Internal Area 605 sq ft - 56 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

HUNTERS[®]
HERE TO GET *you* THERE