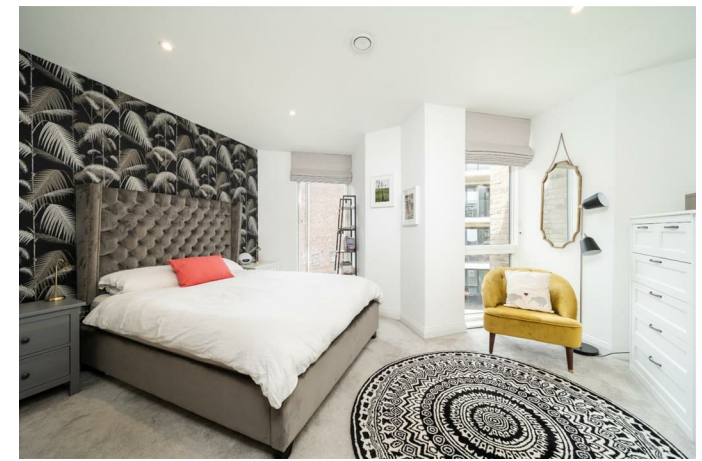




**HUNTERS®**  
HERE TO GET *you* THERE

Camberwell Road, London, SE5 | Asking Price £575,000  
Call us today on 020 7708 2002





- Modern and Stylish Apartment
  - Two Bedrooms
  - Split Level with Own Entrance
  - Private Balcony
- Lease Length 243 Years Remaining
- Ground Rent: £250 PA (Subject to Increase)
  - Service Charge: £1332.92 PA
  - Chain Free

| 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

A modern and stylish apartment with two-bedrooms and two en-suites. Split level, with a kitchen/diner - Measuring over 1100 sqft with a southwest facing balcony - CHAIN FREE!

On the first floor you will find a good-sized reception room with plenty of space for relaxing, entertaining guests and for a dining table and chairs. Floor to ceiling windows allow plenty of natural light and you have direct access to the private balcony area, the perfect spot to enjoy your morning coffee or a glass of wine in the evening. The separate modern and smart fitted kitchen has sleek white handleless wall and base units and complementary white worktops and built in appliances. You'll also find a guest WC and laundry/storage room for added convenience. The first floor is finished with wood effect flooring and a mix of neutral décor and feature walls.

On the second floor you will find two generously sized bedrooms with en-suite bathrooms, fitted wardrobes and both have plenty of space for a king size bed and for additional furniture. The large windows create a bright space and both have carpeting. The master bedroom has a smart and stylish bathroom with three-piece suite, complete with an overhead shower, a WC and a sink with storage underneath. It has large wall and floor tiling, a wall hung mirror and heated towel rail. The other bedroom has modern shower room, with a rain showerhead, a WC and a sink with storage underneath. It has sleek grey tiling, a wall hung mirror and a heated towel rail.

The property further benefits from triple glazing throughout and its own front door leading to a large entrance space, where there is space for bike storage.

Being in the centre of Camberwell, there are plenty of shops for essential needs, food spots, bars and lounging coffee shops mixed in with the vibrant green space. There are many bus stops in the immediate vicinity offering convenient transport links all over London. Denmark Hill station is 0.8 miles walk away and has an Overground service with services to London Victoria, Clapham Junction and Dalston Junction. We are spoilt for choice in Camberwell for green spaces with several large parks including Burgess Park (0.2 miles away), which has designated cycle routes, a gorgeous lake and tennis courts.

Sellers comments - We were drawn to this home because it truly feels like a house, with its own front door, separate kitchen, and the unique layout spread across two floors. Whilst the original show home the Wing development, it feels unique compared to your typical 2-bed flat. Over the past six years, we've loved having distinct spaces for relaxing, entertaining, and working from home, all while enjoying everything Camberwell has to offer. Now, as we move out to the countryside, we hope the next owners will appreciate this home as much as we have.

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 243 years remaining (Started in 2018 with a lease of 250 years.)

Ground rent: £250 a year (Subject to increase)

Rent review: 10 years

Service charge: £1,332.92 a year

Construction: Non-standard construction (Brick and block construction but flat roof)

Property type: Detached, Maisonette

Number of floors: 3

Has lift: No

Over commercial premises: Yes (Salon occupies commercial unit below property.)

Parking: None

Controlled parking zone: Yes

Electricity: Mains electricity

Solar panels: Solar panels are installed.

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Mains gas-powered central heating is installed. Triple glazing is installed.

Building safety issues: No

Rights and easements

Here is a summary but a property lawyer can advise further:- The property benefits from any legal easements mentioned in the lease, such as rights of access or utility connections, but is also subject to any rights reserved by the lease.

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: Yes (The Lighthouse (House of Praise) to the south of the property has planning permission to redevelop / enhance its facilities.)

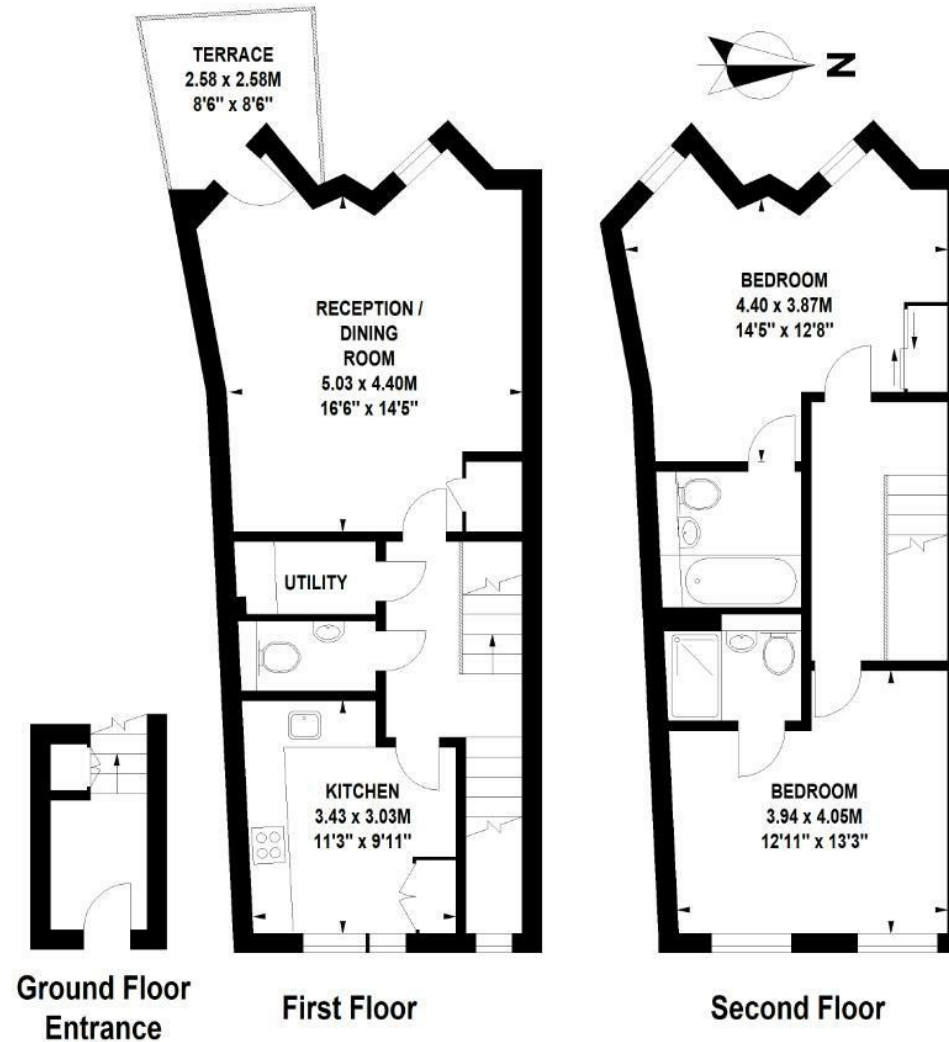
Listing and conservation: No

Accessibility: None

Mining: No coal mining risk identified

## Camberwell Road, SE5

Approximate Gross Internal Area 103 sq m / 1109 sq ft



Floor Plan produced for Hunters - Camberwell 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.

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

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