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McNeil Road, London, SE5 | Guide Price £295,000 to £310,000
Call us today on 020 7708 2002



- One Bedroom Flat
 - Purpose Built
 - Eat In Kitchen
 - Modern Bathroom
- Lease Length 106 Years Remaining
- Ground Rent: £10 PA (Not subject to increase)
- Service Charge: £3,000 PA

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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Guide Price £295,000 to £310,000

A one-bedroom purpose built flat situated in this much sought after location!

Internally you are presented with a good sized, bright reception room, with space for relaxing. The room is finished with wooden flooring, neutral décor and has two large windows offering plenty of natural light. There is a modern and stylish eat in kitchen with a good range of cream wall and base units, metro tiled walls and complementary floor tiling and a built in oven and hob. The bedroom has plenty of space for a double bed and additional furniture, and has the same wooden flooring and neutral décor found in the reception and hallway. There is a smart and modern bathroom with a three-piece suite, complete with a shower over the bath, a WC and sink with storage underneath and grey metro tiling on the walls.

You are located a 0.3 mile walk to Denmark Hill station offering trains into London Victoria, London Blackfriars and Clapham Junction. The green spaces of Ruskin Park are only 0.4 miles away and you are just around the corner from the amazing Toad Bakery (0.4 miles) and the newly opened Mondo Sando Café (0.3 miles). One of London's best Jazz clubs in the crypt of St Giles's Church is a true hidden gem and popular The Camberwell Arms is 0.4 miles away. This flat is truly in the heart of the best of Camberwell.

Tenure: Leasehold

Council Tax band: B

Authority: London Borough of Southwark

Lease length: 106 years remaining (Started in 2006 with a lease of 125 years.)

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

Service charge: £3,000 a year (including heating)

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 2

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Parking: Communal

Controlled parking zone: Yes

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Communal boiler. Double glazing is installed.

Building safety issues: No

Restrictions:

Here is a summary but a property lawyer can advise further: - The property cannot be sold or transferred without a certificate from a conveyancer confirming the seller is the registered owner.

Rights and easements:

Here is a summary but a property lawyer can advise further:- The property benefits from legal easements and rights under the Housing Act 1985, as specified in the lease.

Public right of way through and/or across your house, buildings or land: No

Flood risk: No flood risk has been identified.

History of flooding: No history of flooding has been reported.

Planning and development: No

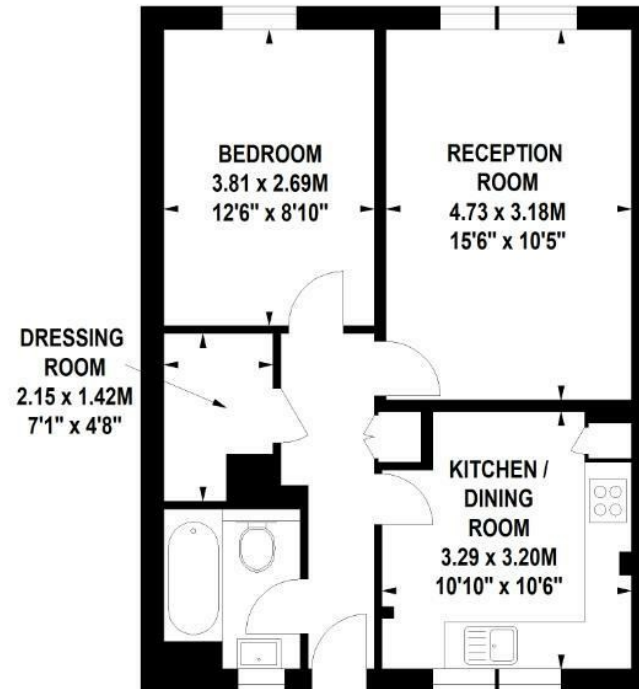
Listing and conservation: No

Accessibility: None

Mining: No coal mining risk identified

Harden House, McNeil Road, SE5

Approximate Gross Internal Area 49 sq m / 527 sq ft



First Floor

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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