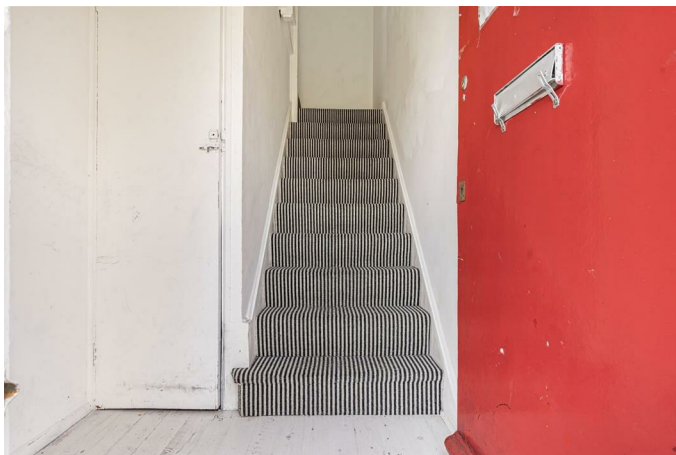


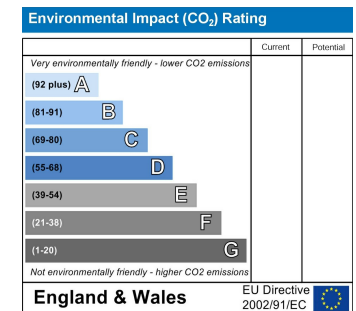
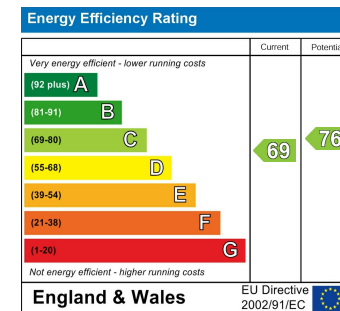


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- One Bedroom
- Purpose Built
- Near to Ruskin Park
- Good Transport Link
- Lease Length: 102 Years Remaining
- Ground Rent: £10 PA (Not subject to increase)
- Service Charge: £653.75 PA



A one-bedroom purpose built flat with its own entrance near to Ruskin Park!

Internally you are presented with a generously sized reception room, with space for relaxing and entertaining guests. Off the reception room is the kitchen with white wall and base units, an integrated oven and hob, a black tiled splash back and space for plumbing and white goods. You'll find a good-sized bedroom with space for a double bed and additional furniture. There is a bathroom with a three-piece suite, a shower attachment, a sink and a WC. There is white wall tiling and grey floor tiling. The property further benefits from built in storage for added convenience.

The property is situated in a quiet, leafy, residential area between Camberwell and East Dulwich. Located 0.5 miles from Denmark Hill station where you can get to London Victoria and 0.5 miles from East Dulwich station that goes to London Bridge. There are plenty of buses from Grove Lane and Denmark Hill that will take you across the city too. Enjoy the greenery, café, play areas and community gardens of Ruskin Park (0.3 miles) and the bars, restaurants, leisure centre (with pool) and Saturday farmers' market in arty Camberwell. East Dulwich's Lordship Lane hosts a plethora of independent, boutique shops, artisan delis, characterful pubs and eateries and the popular North Cross Road Saturday market.

Tenure: Leasehold

Council Tax band: A

Authority: London Borough of Southwark

Lease length: 102 years remaining (Started in 2002 with a lease of 125 years.)

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

Service charge: £653.75 PA

Construction: Standard construction

Property type: Flat, purpose built

Number of floors: 2

Has lift: No

Over commercial premises: No

Parking: Permit parking

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: Double glazing

Building safety issues: No

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

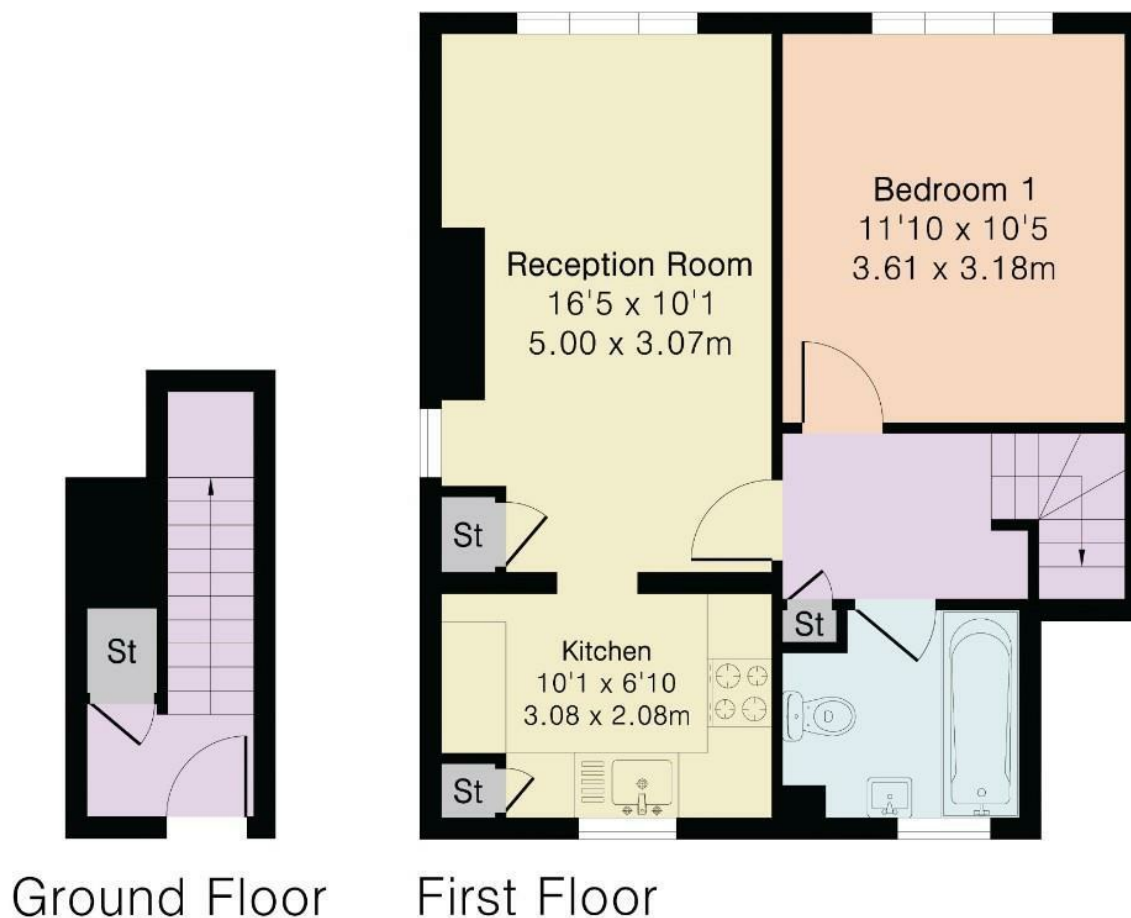
Accessibility: None

Mining: No coal mining risk identified

Approximate Gross Internal Area 534 sq ft - 49 sq m

Ground Floor Area 58 sq ft – 5 sq m

First Floor Area 476 sq ft – 44 sq m



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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| Camberwell.Sales@hunters.com

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