

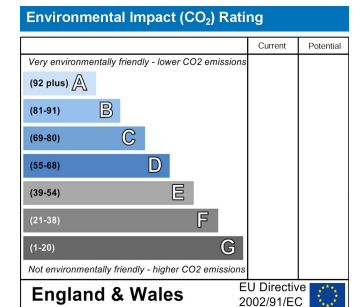
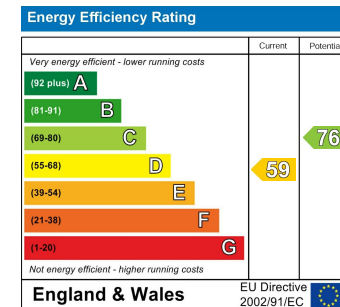


HUNTERS®
HERE TO GET *you* THERE

Champion Hill Estate, London, SE5 | Guide Price £400,000 to £425,000
Call us today on 020 7708 2002



- Three Bedroom Flat
 - Private Balcony
- Modern Fitted Kitchen
 - Two Bathrooms
- Lease Length: 90 Years Remaining
- Ground Rent: £100 PA (Not subject to increase)
 - Service Charge: £2,500 PA
 - Lift



Guide Price £400,000 to £425,000!

A three-bedroom, two-bathroom purpose built flat with private balcony and lift overlooking Nature Reserve

Must be seen

Internally you are presented with a good-sized living area, the room is finished with hard wearing, low maintenance Italian tiled flooring and neutral décor and has direct access to the private balcony, the perfect spot to enjoy your morning coffee or a glass of wine in the evening. There is a modern fitted kitchen with a good range of white gloss wall and base units, a black tiled splash back, contrasting grey work tops and a built-in oven and hob. There are three bedrooms, all with carpeting and neutral décor. The property benefits from two bathrooms for convenience on a busy morning. There is a modern tiled shower room with a sink and WC, sleek grey wall and floor tiling and a built-in storage cupboard. The second bathroom has a three-piece suite complete with a shower over the bath, a sink and a WC and is also finished with the same sleek grey wall and floor tiling.

The property is situated in a quiet, leafy, residential area between Camberwell and East Dulwich. East Dulwich train station is 0.3 miles away providing connections to London Bridge and Denmark Hill train station is 0.5 miles away and will get you to Victoria or you can also hop on to Thameslink services from here. There are plenty of buses from nearby Grove Lane and Denmark Hill that will take you across the city too. On the weekends, enjoy the greenery, café, play areas and community gardens of Ruskin Park (0.4 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. If you need to pop to the shops, Sainsbury's is a 0.2 mile walk away through the community woodland and gardens to the rear of Dog Kennel Hill adventure playground.

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 90 years remaining (Started in 1990 with a lease of 125 years.)

Ground rent: £100 a year (Not subject to increase)

Service charge: £2,500 a year

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 4

Entrance on floor: 4

Has lift: Yes

Over commercial premises: No

Parking: Communal

Electricity: Mains electricity (Mains electricity supply is connected.)

Solar panels: No

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. Double 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 and is subject to any rights and responsibilities set out in the lease and under the Housing Act 1985, such as rights of way, access for repairs, and use of shared areas, as well as any other legal rights granted or reserved by the lease.

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

Flood risk: No flood risk has been identified.

Historical flooding: No history of flooding has been reported.

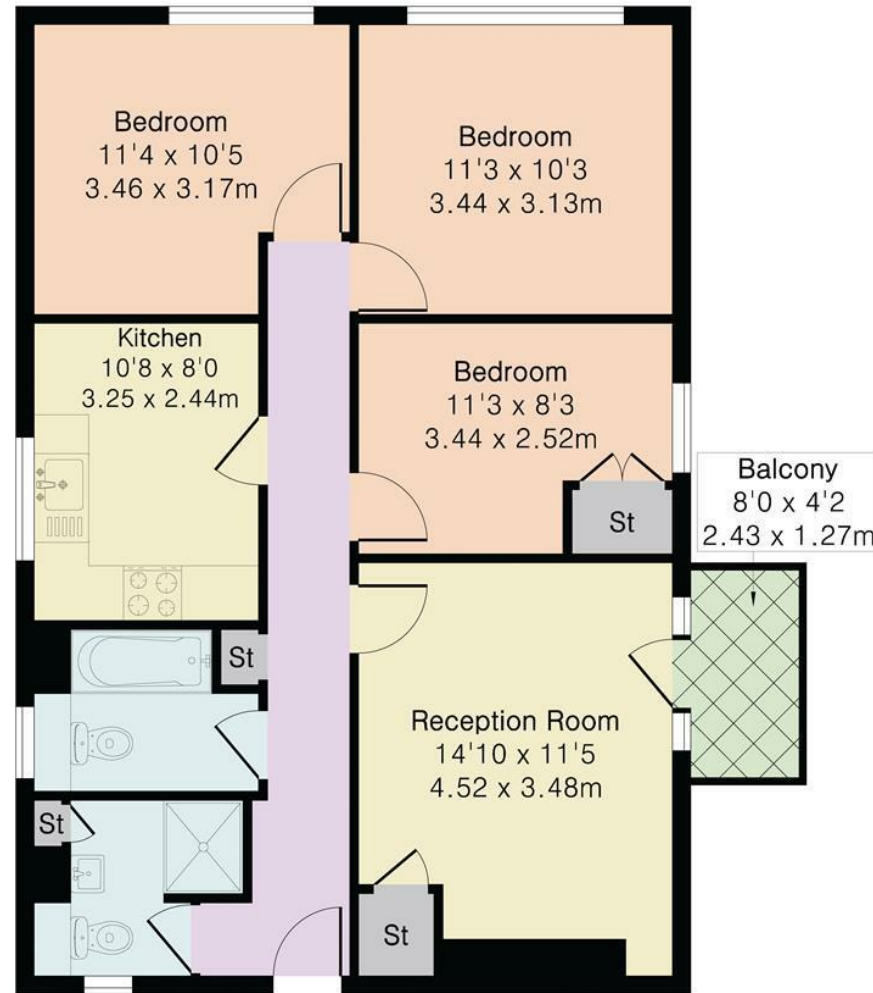
Planning and development: No

Listing and conservation: No

Accessibility: None

Mining: No coal mining risk identified

Approximate Gross Internal Area 784 sq ft - 73 sq m



Fourth 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.

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