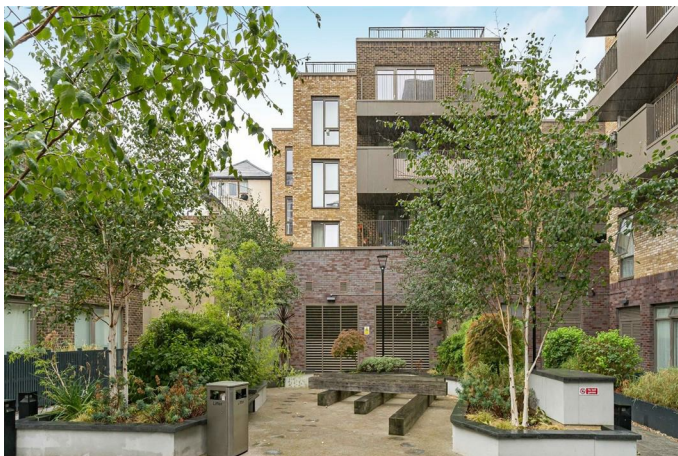




HUNTERS®
HERE TO GET *you* THERE

Wyndham Road, London, SE5 | Asking Price £565,000
Call us today on 020 7708 2002



- Modern and Well Presented
 - Two Bedrooms
 - Private Balcony
 - Modern Kitchen
- Family Bathroom and En Suite
- Lease Length: 994 Years Remaining
- Service Charge: £3998.04 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		

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		

A modern and well-presented two-bedroom apartment with a private balcony in sought after development!

Internally you are presented with a spacious open plan reception room, with plenty of space for relaxing and for a small dining table and chairs. The room is finished with neutral décor and wood effect flooring. There is a modern and sleek kitchen area with white wall and base units, complimented with white work tops and built in appliances. From the reception room you have direct access to the private balcony, the perfect spot to have your morning coffee or a glass of wine in the evening. Both bedrooms are of a good size, with space for a double bed and additional furniture and both rooms are carpeted and have neutral décor. The master bedroom has built in storage and a smart ensuite shower room with a large walk-in shower, a WC and a sink. There is a family bathroom with a three-piece suite, complete with a shower over the bath, a WC and a sink. Both bathrooms have been finished with large wall tiling and complementary floor tiling.

Denmark Hill station is located 1 mile away where you can get a train into London Victoria, Blackfriars or Dalston Junction. Oval station is also 1 mile away offering the Northern Line. We are spoilt for choice in Camberwell for green spaces with several large parks including Burgess Park, which has designated cycle routes, a gorgeous lake and tennis courts. You can easily access Camberwell Road where you will find several supermarkets and eclectic mix of restaurants, cafes, bars and local pubs. You'll also find many bus routes.

Tenure: Leasehold

Council Tax band: D

Authority: London Borough of Southwark

Lease length: 994 years remaining (Started in 2020 with a lease of 999 years.)

Ground rent: Not payable

Service charge: £3998.04 per annum

Construction: Standard construction

Property type: Flat

Number of floors: 3

Has lift: Yes

Over commercial premises: Yes

Parking: None

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Electric heaters

Building safety issues: None

Lease restrictions:

No sale or transfer of the property can be registered without written consent from the Homes and Communities Agency, as they have a financial interest in the property. - The lease restricts or prohibits certain types of transfers or sub-letting of the property. This means you may not be able to rent out or sell the property freely without meeting certain conditions.

The property benefits from any legal rights (such as access or use of shared areas) granted in the lease, as long as the landlord had the power to grant them. - The property has the benefit of rights and is subject to obligations set out in a transfer dated 11 June 2014, which affects the wider development (including Caine Apartments and Marshall Apartments). This may include shared access, use of communal areas, or other rights and responsibilities.

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

Flood risk: Yes

History of flooding: No

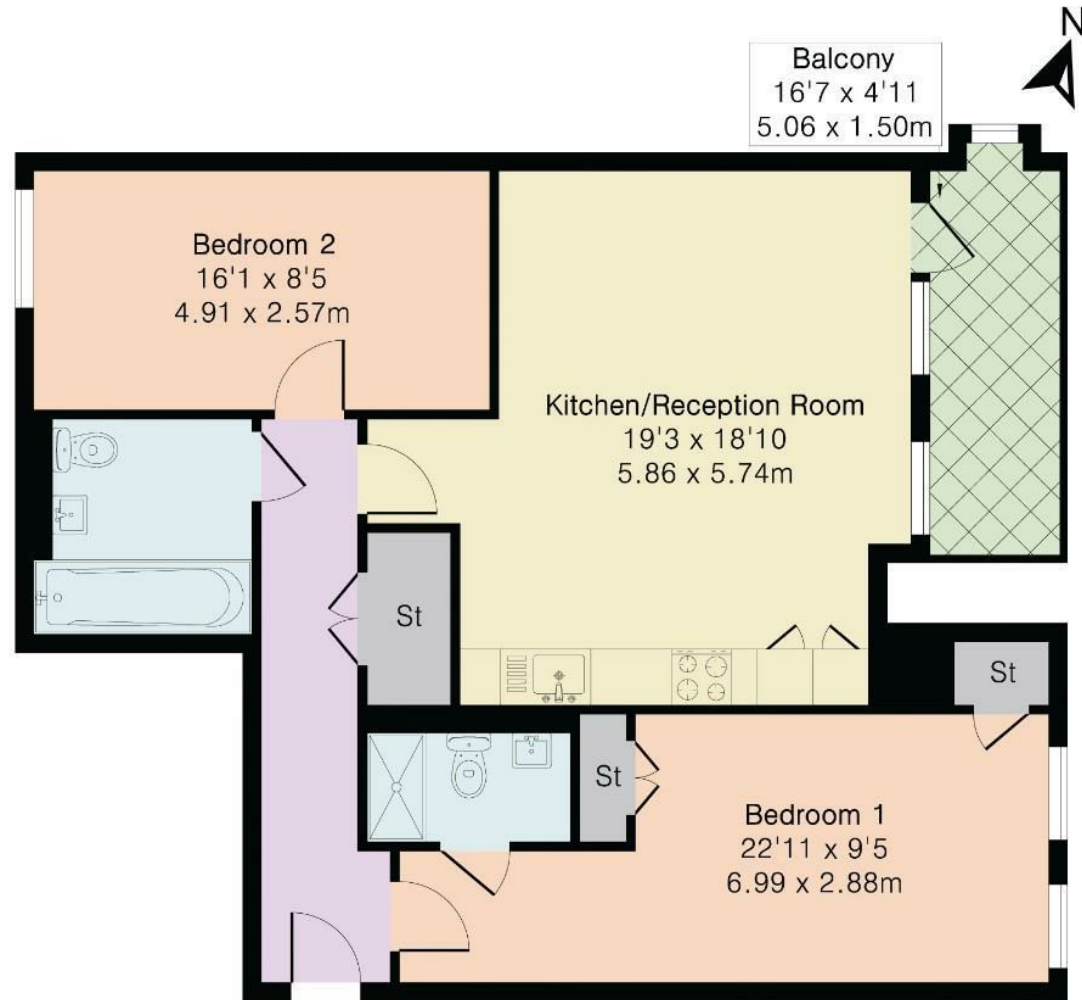
Planning and development: None

Listing and conservation: None

Accessibility: Lift access

Mining: No coal mining risk identified

Approximate Gross Internal Area 841 sq ft - 78 sq m



Second 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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