



HUNTERS[®]
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Maude Road, London, SE5 | Guide Price £525,000 to £550,000
Call us today on 020 7708 2002



- Two Bedroom Flat
- Private Patio
- Three Shower Rooms
- Modern Kitchen
- Lease Length: 150 Years Remaining
- Ground Rent: Peppercorn
- Service Charge: £950.00 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	

Guide Price £525,000 to £550,000!

A spacious, lower ground floor two-bedroom conversion flat over 84 sq m with a private patio!

Internally you are presented with a spacious open plan reception room, over 39 sq m, with a large bay window letting in plenty of natural light and has neutral décor and wood effect flooring. There is ample space for relaxing, dining and entertaining guests. The modern kitchen area is finished with a chic green metro tiling, white handleless wall and base units, granite effect work tops and a built-in oven and hob. There are two bedrooms, both with plenty of space for a double bed and additional furniture and both benefit from a modern en-suite shower room. From the master bedroom you can access the private, well-kept patio area which is the perfect spot to enjoy a coffee in the morning. There is also a guest bathroom for added convenience with a shower, a WC and a sink.

You are located a 0.5 mile walk to Denmark Hill station offering trains into London Victoria, London Blackfriars and Clapham Junction. You are just around the corner from the amazing Toad Bakery (0.2 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. The Camberwell Arms is 0.3 miles away for a top Sunday roast. 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: 150 years remaining (New Lease Started in 2025 with a lease of 150 years.)

Ground rent: Peppercorn

Review period: No Review

Service charge: £950

Construction: Standard construction

Property type: Flat

Number of floors: 4

Entrance on floor: Lower Ground

Has lift: No

Over commercial premises: No

Parking: On street, permit required

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Gas central heating

Building safety issues: No

Lease restrictions: None

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

Flood risk: No

History of flooding: None

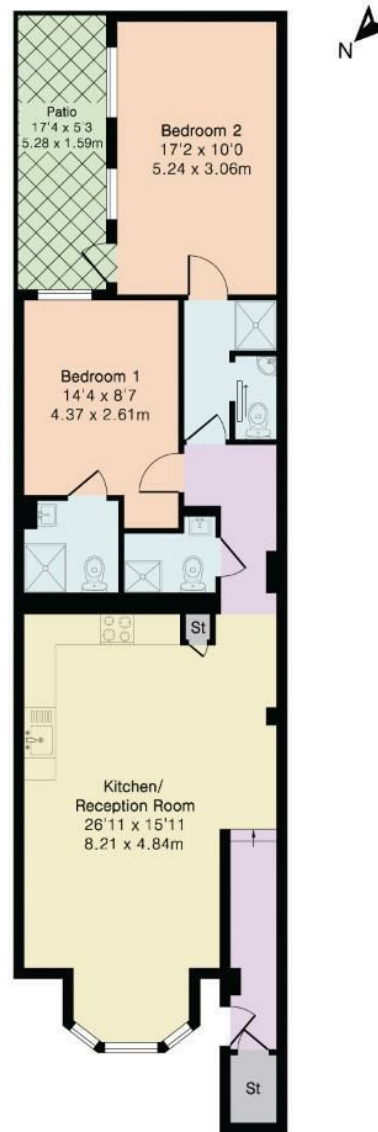
Planning and development: None

Listing and conservation: No

Accessibility: None

Mining: No coal mining risk identified

Approximate Gross Internal Area 903 sq ft - 84 sq m



Lower Ground 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.

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

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