



**HUNTERS®**  
HERE TO GET *you* THERE

Southampton Way, London, SE5 | Guide Price £360,000 to £375,000  
Call us today on 020 7708 2002



- One Bedroom
- Purpose Built Apartment
- Private Balcony
- Modern Kitchen and Bathroom
- Lease Length: 115 Years Remaining
- Ground Rent: £300 PA (subject to increase)
- Service Charge: £2,377.56 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Guide Price: £360,000 - £375,000

A modern and bright one-bedroom purpose-built apartment  
communal gardens lift opposite to Burgess Park!

Internally you are presented with a spacious open plan 'L' shaped reception, with plenty of space for relaxing and for a small dining table and chairs. The modern and smart open plan kitchen area lends itself to entertaining and has white wall and base units with complementary hardware, contrasting black work tops and built in appliances to keep the space sleek. The balcony is accessed via the reception and the floor to ceiling windows offer ample natural light. The private balcony in the perfect spot to enjoy a coffee in the morning or dine alfresco. There is a good sized double bedroom, with plenty of space for a bed and additional furniture and has a contemporary feature wall. The modern fitted bathroom has a three piece suite complete with a shower over the bath and a sink, a WC and a heated towel rail. The property further benefits from built in storage in the hallway.

Camberwell Road is 0.3 miles way for frequent buses that whisk you to Elephant & Castle tube station. From here, you can hop onto the Northern line, Bakerloo line, overland rail services, and a myriad of bus routes that connect you to the whole of the city. Nestled between Camberwell and Peckham, you are spoilt for choice when it comes to entertainment. Camberwell has long been known for its artistic connections, and every year sees welcome additions to the string of acclaimed independent galleries, restaurants, and cafes. The award-winning Burgess Park is 0.1 miles away, and it is Southwark's largest park. It has had significant investment over the years and features a lovely lake, tennis courts and cafe. If you enjoy a weekend stroll, head through the park and eastwards to Maltby Street Market and historic Rotherhithe, or take advantage of the cultural delights on offer at Waterloo and the Southbank.

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 115 years remaining (Started in 2015 with a lease of 125 years.)

Ground rent: £300 per annum

Review period: Doubling every 25 years

Service charge: £2,377.56 per annum

Construction: Standard construction

Property type: Flat

Number of floors: 4

Entrance on floor: 2

Has lift: Yes

Over commercial premises: No

Parking: None

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: District heating system added to service charge based on usage

Building safety issues: None

Lease restrictions:

The Lease prohibits or restricts alienation.

The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

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

Flood risk: No

History of flooding: No

Planning and development: None

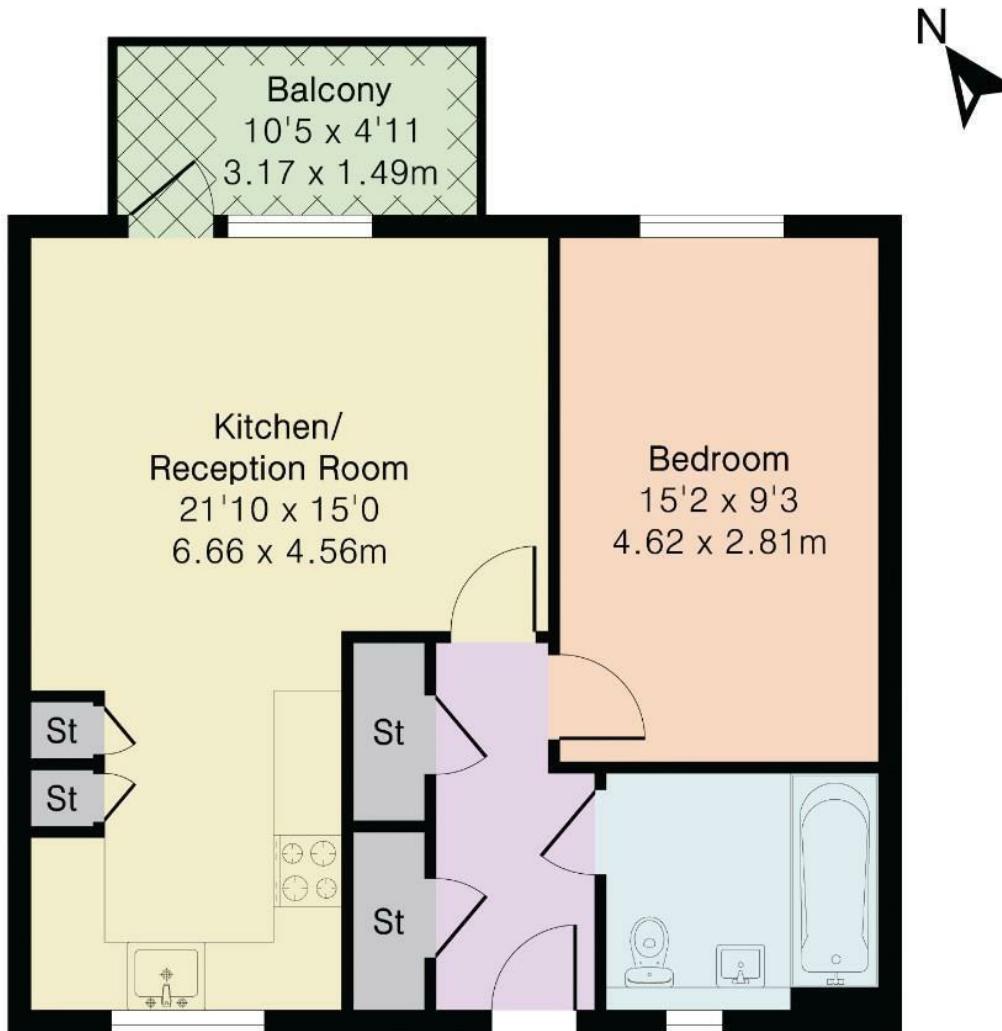
Listing and conservation: None

Accessibility: Lift

Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

# Approximate Gross Internal Area 551 sq ft - 51 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.

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

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