

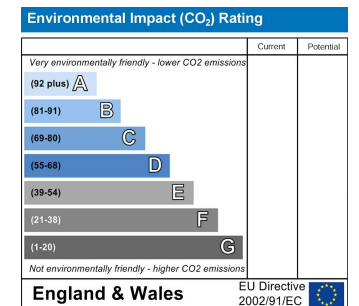
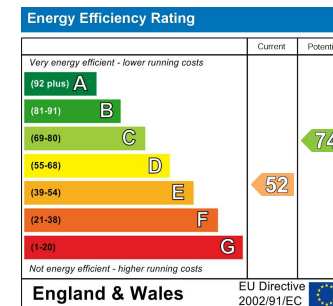


HUNTERS®
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Barent Road, London, SE5 | Guide Price £475,000
Call us today on 020 7708 2002



- Two Bedroom Maisonette
 - Share of Freehold
 - Popular Location
 - Private Garden Section
- Lease Length: Currently Being Extended to 900+ Years Prior to Completion
- Building Insurance: £300 PA approx



A two-bedroom first floor maisonette with a private section of garden in need of updating and modernisation but with lots of potential and is in very popular location!

Internally you are presented with a large reception room, with a large bay window allowing for plenty of natural light and a feature fireplace. The room spans the width of the property offering space for relaxing or entertaining guests. There is a kitchen with a good range of wall and base units, butchers block work tops and an integrated oven and hob. From the kitchen you can access your private section of garden via a staircase. There are two good sized bedrooms with space for a bed and additional furniture. There is a bathroom with a three-piece suite and a shower over the bath and benefits from a built-in storage cupboard.

Bavent Road sits 0.2 miles to Kings College Hospital and 0.3 miles to Ruskin Park where you can enjoy the tennis courts, community gardens, nature planting, paddling pool, and family café. You are a 0.4 mile walk away from Denmark Hill station which offers services to Victoria, St Pancras and Blackfriars. London's orbital Overground network also offers links to Clapham and Shoreditch, while nearby bus routes offer fast and frequent 24-hour services to all four corners of the city. Loughborough Junction Station is also only a 0.4 mile walk away Thameslink services.

Tenure: Share of Freehold

Council Tax band: C

Authority: London Borough of Lambeth

Lease length: 73 years remaining, is currently being extended to 900+ years prior to completion

Ground rent: Not payable

Building insurance: £300 per annum

Construction: Standard construction

Property type: Flat

Number of floors: 2

Entrance on floor: 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: Central heating

Building safety issues: No

Lease restrictions: There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

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

Flood risk: No

History of flooding: No

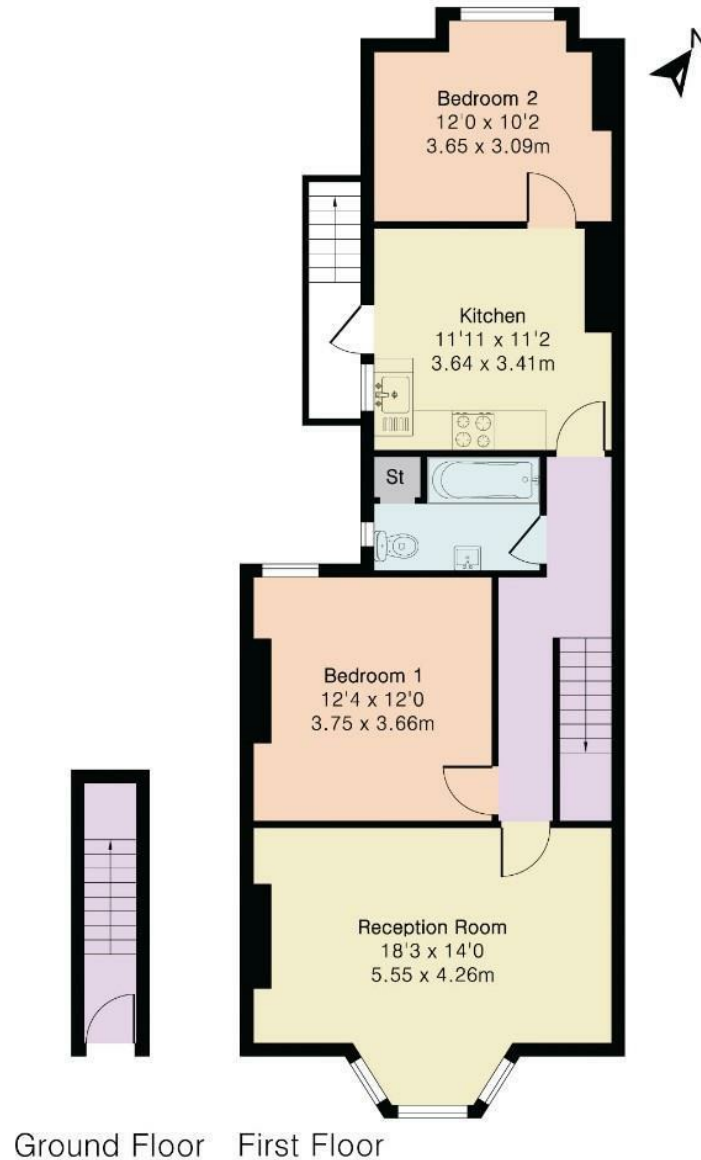
Planning and development: None

Listing and conservation: None

Accessibility: None

Mining: No coal mining risk identified

Approximate Gross Internal Area 769 sq ft - 71 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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