



**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

Allendale Close, London, SE5 | Guide Price £350,000 to £375,000  
Call us today on 020 7708 2002





- Two Bedrooms
- Purpose Built Flat
  - Garage
- Unallocated Communal Parking
- Lease Length: 979 Years Remaining
- Service Charge: £2641.93 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 | 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 | EU Directive 2002/91/EC |

Guide Price £350,000 to £375,000!

A two-bedroom purpose-built apartment with a garage and communal parking in a sought-after development!

Internally you are presented with a spacious living room, with plenty of space to relax and for a small dining table and chairs. Off the living area is the kitchen with a good range of wall and base units and space for plumbing and white goods. There are two similar size bedrooms with space for a bed and additional furniture. The bathroom has a three-piece suite, complete with a shower over the bath, a WC and a sink. The property benefits from a garage and there is unallocated communal parking on the estate.

Allendale Close itself is very centrally located but with the benefits of a quiet cul-de-sac. All the shops, bars and restaurants of arty Camberwell are quite literally, just around the corner, as is the leisure centre with pool, new library and Saturday farmers' market on Camberwell Green. Located 0.4 miles away is Ruskin Park with its community gardens, café, play area and summer paddling pool. There are plentiful bus connections from Camberwell that will take you across the city to all the major train stations. Denmark Hill rail station, 0.4 miles away, has fast, frequent connections to Victoria, the City, or via the Overground to Canada Water (for Canary Wharf), Clapham, Shoreditch and Highbury & Islington.

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 979 years remaining (Started in 2005 with a lease of 999 years.)

Ground rent: Peppercorn

Service charge: £2641.93 per annum

Construction: Standard construction

Property type: Flat

Number of floors: 3

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Parking: Garage, non allocated communal parking

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: None

Lease restrictions: A copy of the lease is held in the office.

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

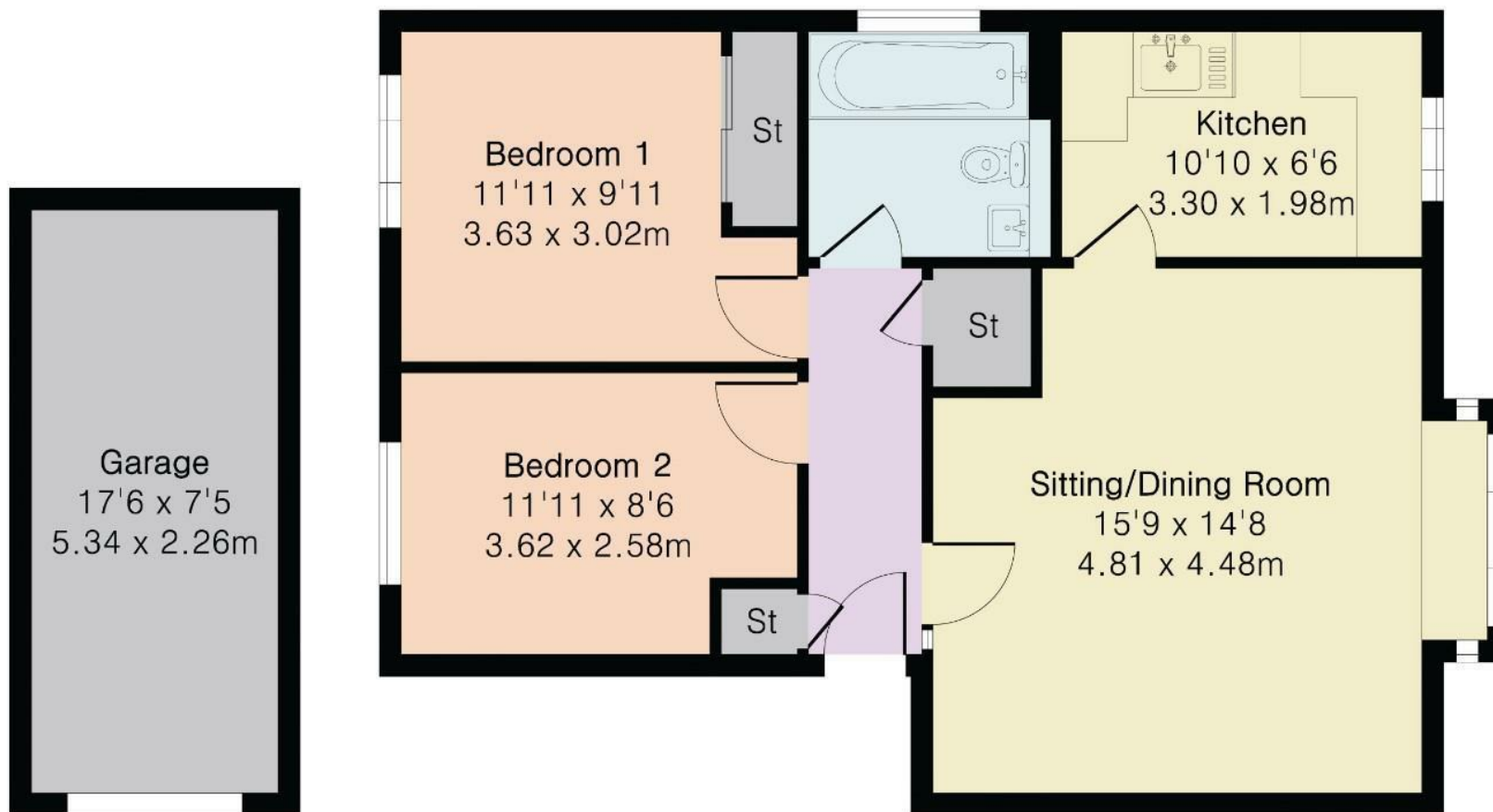
Listing and conservation: None

Accessibility: None

Mining: No coal mining risk identified

**Approximate Gross Internal Area 648 sq ft - 60 sq m  
(Excluding Garage)**

Garage Area 130 sq ft – 12 sq m



Garage

First 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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