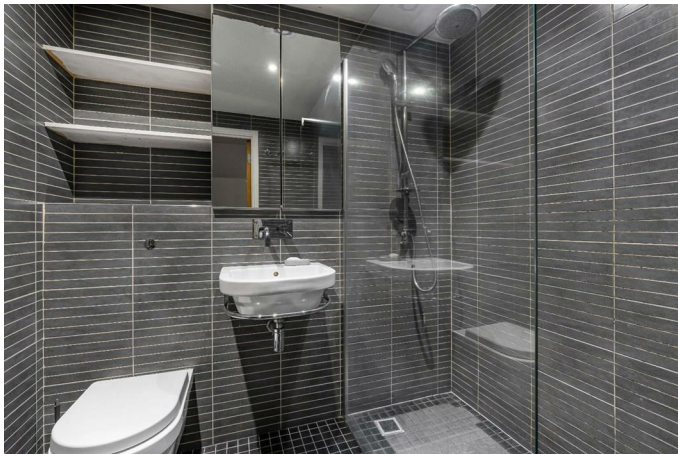


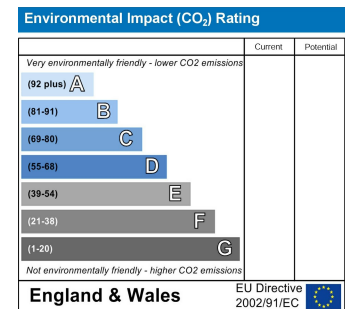
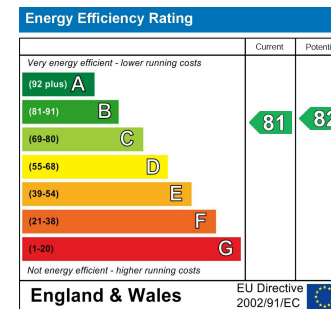


HUNTERS®
HERE TO GET *you* THERE

St. Georges Way, London, SE15 | Guide Price £300,000 to £325,000
Call us today on 020 7708 2002



- One Bedroom Apartment
- South Facing Balcony
- Opposite Burgess Park
 - Undercroft Parking
- Lease Length: 103 Years Remaining
- Service Charge: £2,800 PA



Guide Price £300,000 to £325,000

CHAIN FREE! A one-bedroom apartment with a balcony and undercroft parking set within a modern block opposite Burgess Park!

Internally you are presented with a spacious semi-open-plan reception room, with plenty of space for relaxing and for entertaining guests. There are floor to ceiling windows allowing for plenty of natural light and French doors leading onto the private south facing balcony, where you can enjoy your morning coffee or a glass of wine in the evening. The kitchen area has navy blue wall and base units, a granite effect work top and a white mosaic tiled splash back. There is an integrated oven and hob and space and plumbing for white goods. There is a good sized double bedroom with plenty of space for a bed and benefits from built in storage for added convenience. There is a fully tiled bathroom with a double walk-in shower, a WC and a sink. There is built in storage shelves and mirror with storage.

At the end of the street you'll find bus links to Elephant & Castle. 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. The Bakerloo line extension, when built will be a pleasant walk across Burgess Park. 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. Burgess Park is at the end of the road and has a gorgeous lake, tennis courts and sports facilities. 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: 103 years remaining (Started in 2003 with a lease of 125 years.)

Ground rent: £464 per annum (Due to Increase 2045)*

*The vendor has engaged a solicitor and has agreed to apply for a deed of variation to the ground rent subject to the offer amount and buyers mortgage requirements

Service charge: £2,800 per annum

Construction: Standard construction

Property type: Flat

Number of floors: 3

Entrance on floor: 1

Has lift: Yes

Over commercial premises: No

Parking: Gated, undercroft parking

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: None. The electric radiators were removed by a previous owner as they deemed them unneeded.

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.

Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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

Flood risk: Yes

History of flooding: No

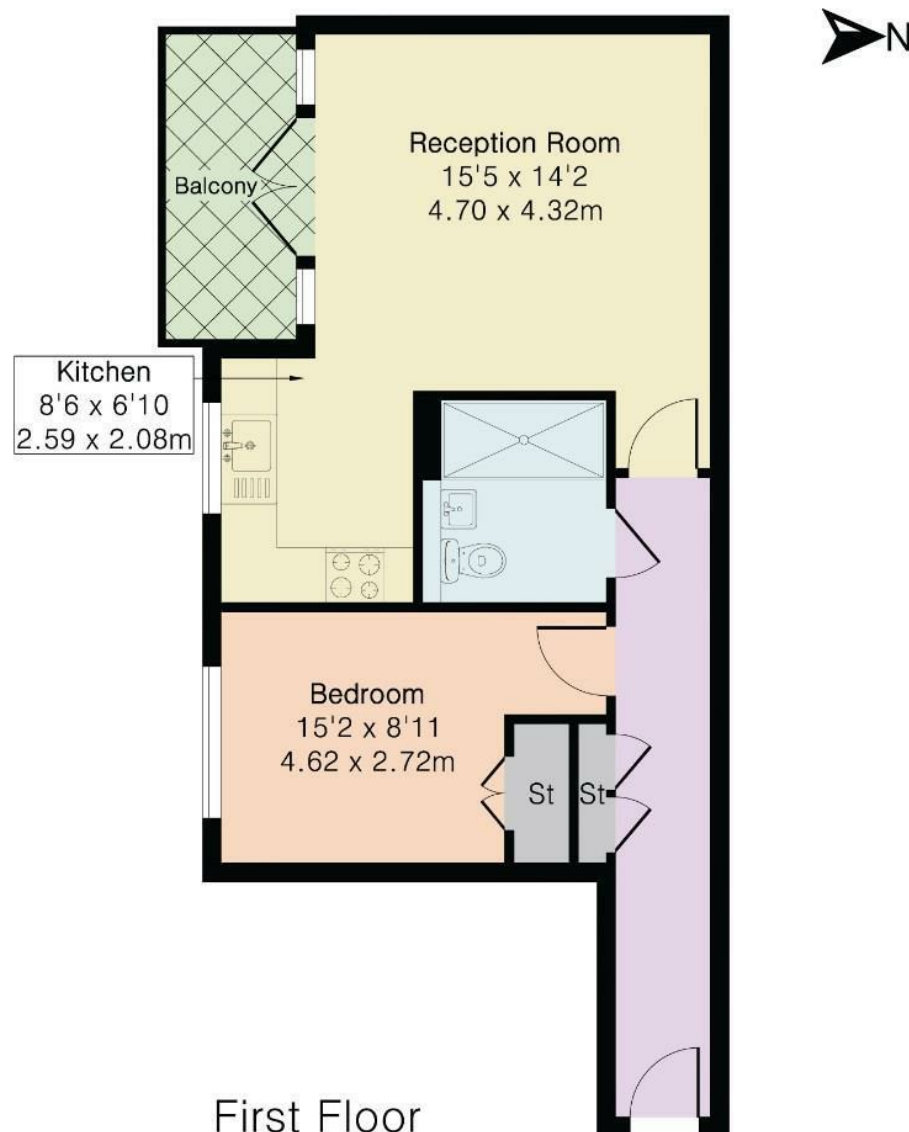
Planning and development: None

Listing and conservation: None

Accessibility: Lift access, ramp access

Mining: No coal mining risk identified

Approximate Gross Internal Area 509 sq ft - 47 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.

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

HUNTERS[®]
HERE TO GET *you* THERE