

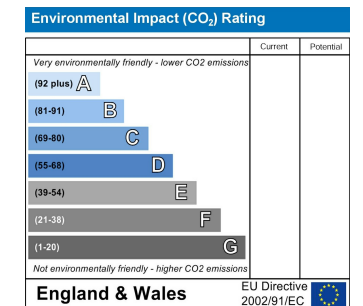
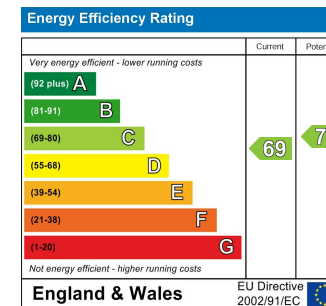


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Bavent Road, London, SE5, SE5 | Asking Price £430,000
Call us today on 020 7708 2002



- Two Bedrooms
 - Period
 - Purpose Built
- Modern Kitchen and Bathroom
- Share of Freehold (Lease Length 999 Years Remaining)
- Service Charge £1,400 PA Approx



A bright period two-bedroom purpose built flat offered with a Share of Freehold!

Internally you are presented with a good-sized reception room with neutral décor and carpeting keeping the space bright and a feature fireplace. There are two bedrooms, the main bedroom has two windows offering plenty of natural light and has plenty of space for a double bed and additional furniture. The modern fitted kitchen has a good range of cream wall and base units, complementary work tops, an integrated oven and hob and is finished with wood effect flooring. There is a modern fitted bathroom with a three-piece suite complete with a shower over the bath and has been finished with localised white tiling on the walls. The property benefits from double glazing throughout.

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: 999 years remaining (Started in 2025 with a lease of 999 years.)

Ground rent: Not payable

Service charge: Approximately £1,400 per annum

Construction: Standard construction

Property type: Purpose built flat

Number of floors: 3

Entrance on floor: 3

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: No

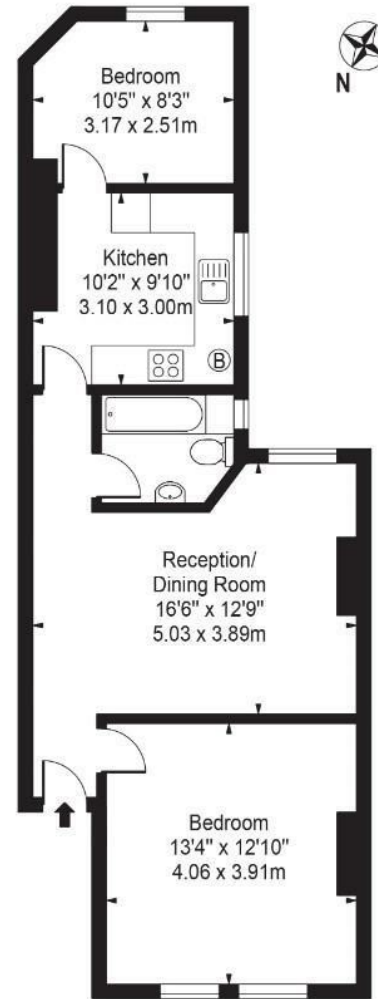
Planning and development: None

Listing and conservation: None

Accessibility: None

Mining: No coal mining risk identified

Bavent Road, SE5 9RY
Approx. Gross Internal Area 630 Sq Ft - 58.50 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

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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