



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

Broome Way, London, SE5 | Guide Price £425,000 to £450,000  
Call us today on 020 7708 2002





- Two Bedroom Apartment
- Modern Development
  - Private Balcony
  - Modern Kitchen & Bathroom
- Lease Length: 241 Years Remaining
- Service Charge: £2,013.48 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 £425,000 to £450,000!

A modern two-bedroom apartment with a private balcony in a sought-after development in the heart of Camberwell!

Internally you are presented with a spacious open plan reception room, which lends itself to entertaining with space for relaxing and for a dining table and chairs. There are floor to ceiling windows allowing for plenty of natural light and the room is finished with wood effect flooring and neutral décor. The reception room leads directly to the private balcony area where you can have a small seating area and your favourite potted plants. The kitchen area is modern and sleek with white high gloss wall and base units with contrasting hardware, complementary work tops and built in appliances. The master bedroom has plenty of space for a king size bed and additional furniture and benefits from a built-in wardrobe, the room has been finished with a aubergine painted feature wall and carpets. The second bedroom also has space for a bed and additional furniture and has been finished with neutral décor and carpeting. There is a smart bathroom with a three piece suite complete with a shower over the bath, a sink and a WC and is finished with large neutral wall and a floor tiles.

Broome Way is located off Camberwell Road, with good bus links to Clapham Junction, Dulwich, Shoreditch, Elephant & Castle, London Bridge, the City and Liverpool Street. From here your nearest overground is Denmark Hill Station which is located 0.9 miles away. Head to Oval Tube Station (1.1 miles) for the Northern Line or Elephant and Castle (1.4 miles) for the Thameslink or the Bakerloo and Northern lines. Cyclists will be pleased to hear that via Burgess Park there are designated cycle routes. Camberwell has long been known for its artistic connections and the South London Gallery. We are spoilt for choice in Camberwell for green space with several large parks, your nearest is Burgess Park (0.3 miles) which has a gorgeous lake and tennis courts.

Tenure: Leasehold

Council Tax band: D

Authority: London Borough of Southwark

Lease length: 241 years remaining (Started in 2016 with a lease of 250 years.)

Ground rent: Not payable

Service charge: £2,013.48 per annum

Section 20 notice: Has been issued for replacing the communal carpets, costs and timing TBC

Construction: Standard construction

Property type: Flat

Number of floors: 5

Entrance on floor: 1

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: Central heating

Building safety issues: None

Lease restrictions: None

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

Flood risk: Low

History of flooding: No

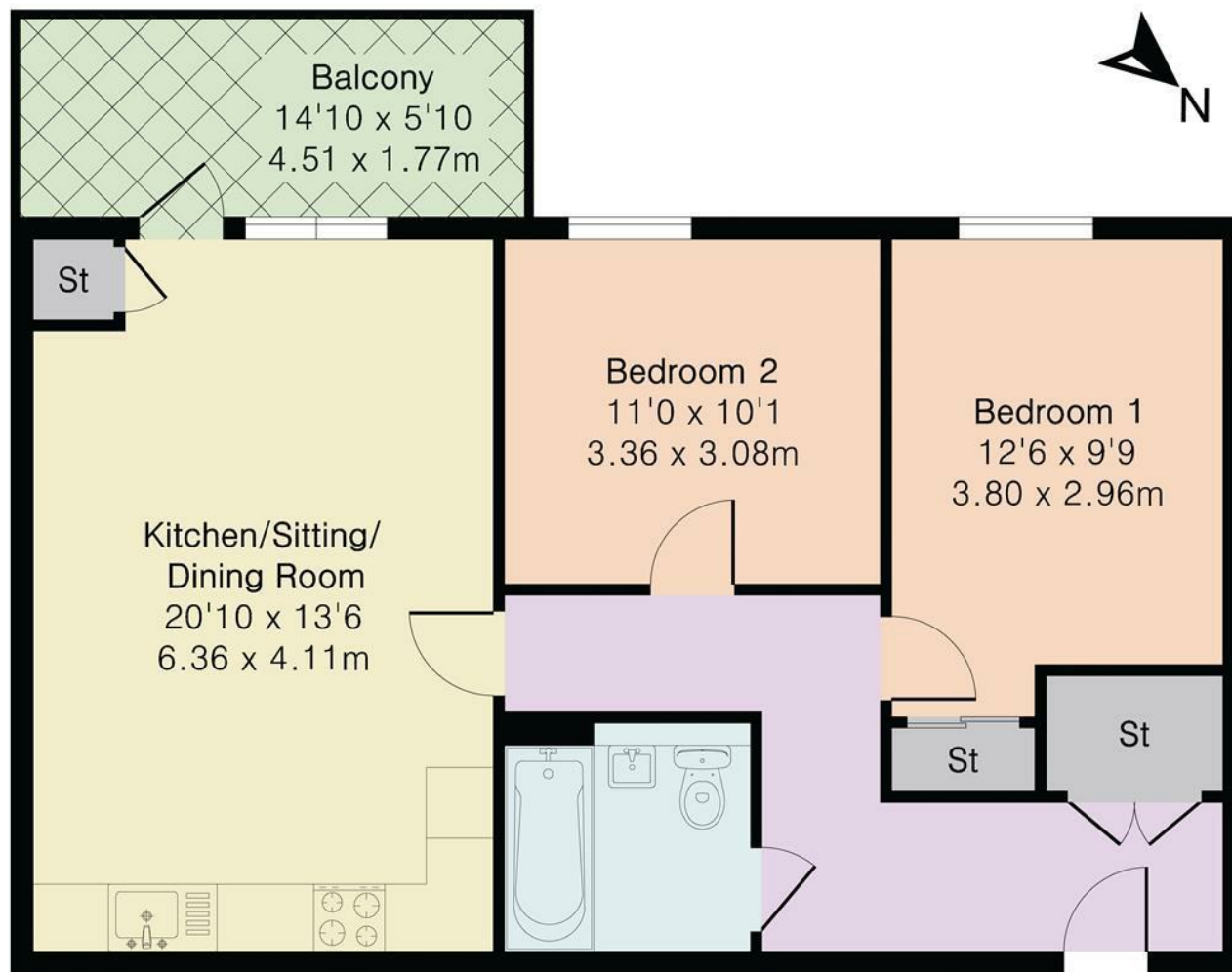
Planning and development: None

Listing and conservation: None

Accessibility: Lift access, wide doorways and corridors, disabled parking

Mining: No coal mining risk identified

**Approximate Gross Internal Area 728 sq ft - 68 sq m**



**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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002  
| [Camberwell.Sales@hunters.com](mailto:Camberwell.Sales@hunters.com)

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