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Mary Datchelor Close, London, SE5 | £450,000
Call us today on 020 7708 2002



- Four Bedroom Maisonette
- Set Over 98 Sq M
- Private Balcony
- Lease Length: 85 Years Remaining
- Ground Rent: £10 PA (Not Subject to Increase)
- Service Charge: £4,405.15 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	56	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

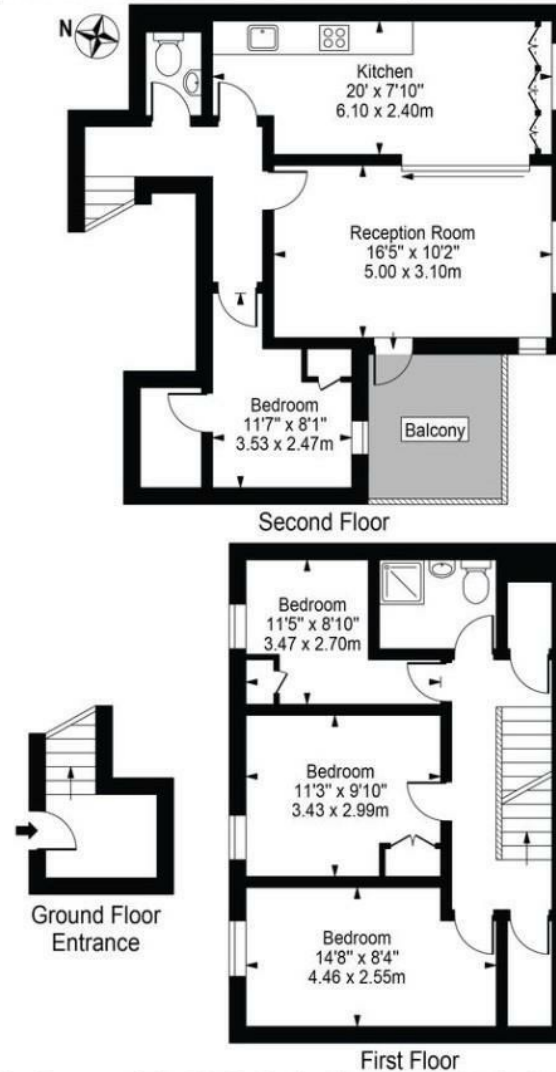
A generously proportioned four-bedroom split level maisonette, over 98 sq m, with a balcony, in need of modernisation, set in the heart of Camberwell! service charge inc Heating and Hot water .permit parking

The entrance is on the ground floor and on the first floor you'll find three bedrooms, all with space for a bed and additional furniture. There is a good-sized bathroom and lots of built in storage in the hallway. On the second floor is a spacious reception room, the living area has plenty of space for relaxing and dining and it has a large sliding door to create a semi open plan area. The kitchen area has a good range of wood effect wall and base units, a built-in oven and hob and space and plumbing for white goods. From the reception you can access your private balcony area that has space for a small dining table and chairs and your favourite potted plants. You'll also find a fourth bedroom and a WC for added convenience. The property is in need of updating throughout.

Mary Datchelor Close is only 0.7 miles to Denmark Hill station for Zone 2 trains (Victoria, Thameslink) and the Overground service to fashionable East London (Shoreditch, Dalston Junction, Highbury and Islington) and Clapham High Street and Junction. Buses on Camberwell Church St (0.2 miles) will whisk you to the West End and The City. Hop into Camberwell for a choice of great restaurants, bars and cafes. Camberwell is famous for its art scene and the South London Gallery is a 0.5 mile walk away In addition to this you are spoilt for parks in the area, from the huge Burgess Park (0.4 miles) with a lake to the smaller Victorian gardens, secretly dotted near every street.

Tenure: Leasehold
Council Tax band: C
Authority: London Borough of Southwark
Lease length: 85 years remaining (Started in 1985 with a lease of 125 years.)
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £4,405.15 per annum
Construction: Standard construction
Property type: Maisonette
Number of floors: 2
Entrance on floor: Ground
Has lift: No
Over commercial premises: No
Parking: Permit required
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Communal heating system
Building safety issues: None
Lease restrictions: 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: No
History of flooding: No
Planning and development: None
Listing and conservation: None
Accessibility: None
Mining: No coal mining risk identified

Mary Datchelor Close, SE5 7AY
Approx. Gross Internal Area 1059 Sq Ft - 98.43 Sq M



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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