





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

A smart and modern two-bedroom, two-bathroom apartment with a private balcony set within a well maintained development close to Burgess Park and Camberwell Church Street!

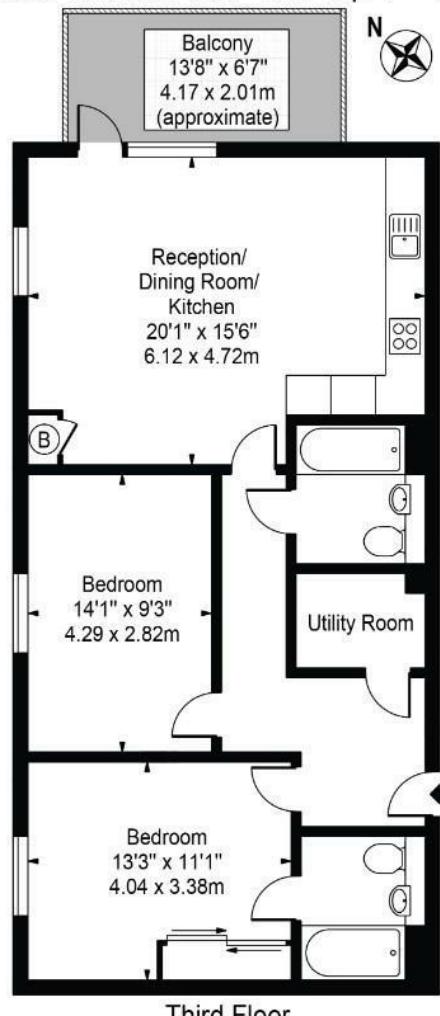
Offering approximately 827sq ft (76 sqm) of well-proportioned accommodation, comprising of a generously sized open-plan reception, dining and kitchen area, finished with wood-effect flooring and neutral décor, creating a bright and welcoming living space. The modern kitchen features gloss cream wall and base units, white worktops, a stylish herringbone splashback and integrated appliances, with ample space for a dining table — perfect for both everyday living and entertaining. The reception room opens directly onto a private balcony, providing an excellent outdoor extension to the living space — ideal for morning coffee or summer evenings. There are two spacious double bedrooms, both comfortably accommodating king-size beds with additional furniture, and finished in calm, neutral tones. The principal bedroom benefits from built-in wardrobes and a contemporary en-suite shower room with rainfall shower, WC and basin. A separate family bathroom, finished to the same modern standard, serves the second bedroom. The property further benefits from a useful utility room, adding valuable storage and functionality rarely found in similar apartments, along with secure bike storage, attractive communal gardens and a residents' children's play area.

- 0.4 miles to Camberwell Church Street
- Burgess Park on your doorstep (cycling routes, lake, tennis)
- Excellent bus links to Oxford Circus, South Kensington & Battersea
- Denmark Hill station (0.9 miles) – Thameslink & Overground
- Oval (1.1 miles) – Northern Line

Tenure: Leasehold
Council Tax band: D
Authority: London Borough of Southwark
Lease length: 240 years remaining (Started in 2016 with a lease of 250 years.)
Ground rent: £400 per annum
Review period: Doubling every 10 years
Service charge: £1,855.54 per annum
Section 20: Internal redecoration works - cost TBC
Construction: Standard construction
Property type: Flat
Number of floors in building: 3
Entrance on floor: 2
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: The Lease prohibits or restricts alienation.
The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
Public right of way through and/or across your house, buildings or land: No
Flood risk: Yes - surface water
History of flooding: No
Planning and development: None
Listing and conservation: None
Accessibility: Lift access
Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Abbott Court,
Broome Way, SE5 7FY
Approx. Gross Internal Area 827 Sq Ft - 76.83 Sq M



Third 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.