



HUNTERS[®]
HERE TO GET *you* THERE

Camberwell New Road, London, SE5 | Guide Price £425,000 to £450,000
Call us today on 020 7708 2002



- Two Good Sized Double Bedrooms
 - Juliet Balcony
- Family Bathroom & Ensuite
- Modern and Functional Kitchen
 - Good Transport Links

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 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	EU Directive 2002/91/EC

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A modern and spacious two-bedroom, two-bathroom apartment, with a Juliet balcony in central Camberwell – Chain Free!

Internally you are presented with a large open plan living space, with plenty of room for relaxing and dining or entertaining guests. A lovely Juliet balcony with floor-to-ceiling windows creates a bright and airy space. The modern kitchen has been well designed with sleek white wall and base units and integrated appliances. The modern and contemporary family bathroom is complete with a three-piece bathroom suite including a bath with an overhead shower, perfect for the busy morning dash or a relaxing soak. Both bedrooms are good sized doubles offering plenty of space for a double bed and furniture. The master bedroom also benefits from an ensuite with a large shower, WC and sink.

Denmark Hill Station is a 0.8m walk for Zone 2 trains (fast to Victoria, Thameslink line to the City) and the Overground service to fashionable East London (Shoreditch, Dalston Junction, Highbury and Islington) and Clapham High Street and Junction. Oval tube station is also conveniently located a 0.9m walk away, providing fast access into London on the Northern Line. Just around the corner on Camberwell Church St. you will find a number of Time-Out recommended bars and restaurants, including a fabulous craft beer pub (Stormbird) and the best pizza for miles at Theo's. Camberwell is famous for its art scene and the South London Gallery is a short walk. In addition to this you are spoilt for parks in the area, from the huge Burgess Park, complete with lake.

Tenure: Leasehold

Council Tax band: D

Authority: London Borough of Southwark

Lease length: 112 years remaining (Started in 2012 with a lease of 125 years)

Ground rent: £375 a year

Service charge: £2,704.96 a year

Construction: Standard construction

Property type: Mid-terrace, Flat

Number of floors: 1

Entrance on floor: 3

Has lift: Yes

Over commercial premises: Yes

Parking: None

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Electricity

Heating features: Double glazing

Building safety issues: No

Rights and easements

Here is a summary but a property lawyer can advise further:- The title includes legal easements as per clause in the registered lease - The property has rights reserved by the transfer dated 5 September 1972

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

Flood risk: Yes

History of flooding: No history of flooding has been reported.

Coastal erosion risk: No

Planning and development: No

Listing and conservation: No

Accessibility: Lift access

Coalfield or mining: No coal mining risk identified

Approximate Gross Internal Area 772 sq ft - 72 sq m



Third 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.

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