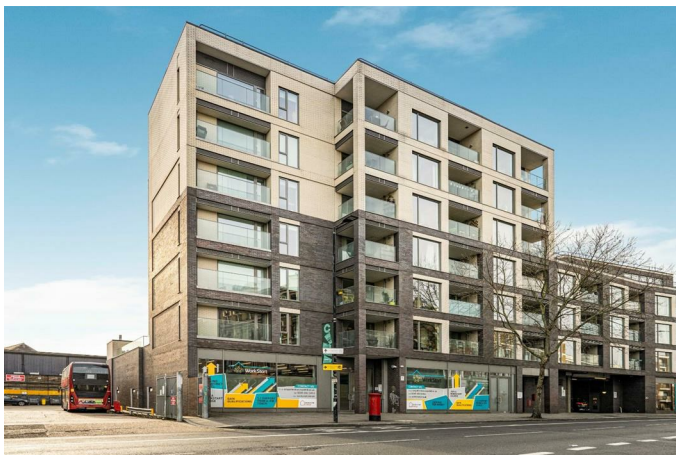
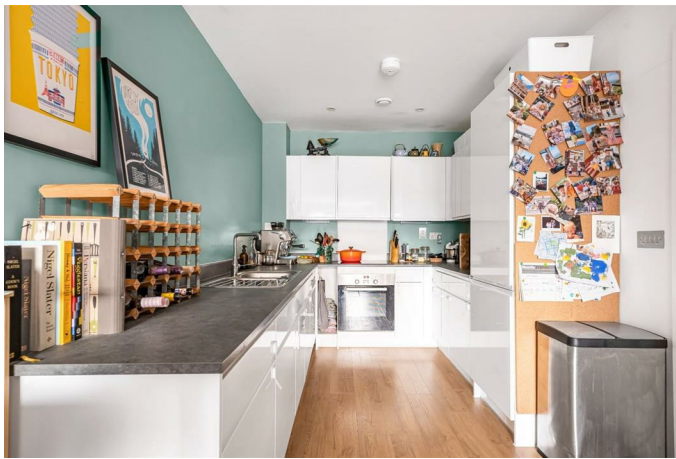




**HUNTERS®**  
HERE TO GET *you* THERE

Camberwell Road, London, SE5 | Guide Price £485,000  
Call us today on 020 7708 2002





- Two Double Bedrooms
  - Private Balcony
- Communal Roof Terrace
- Modern and Warm Decor
- Close to Transport Links and Local Amenities
- Lease 242 Years

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 82                      | 82        |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (82 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 |           |

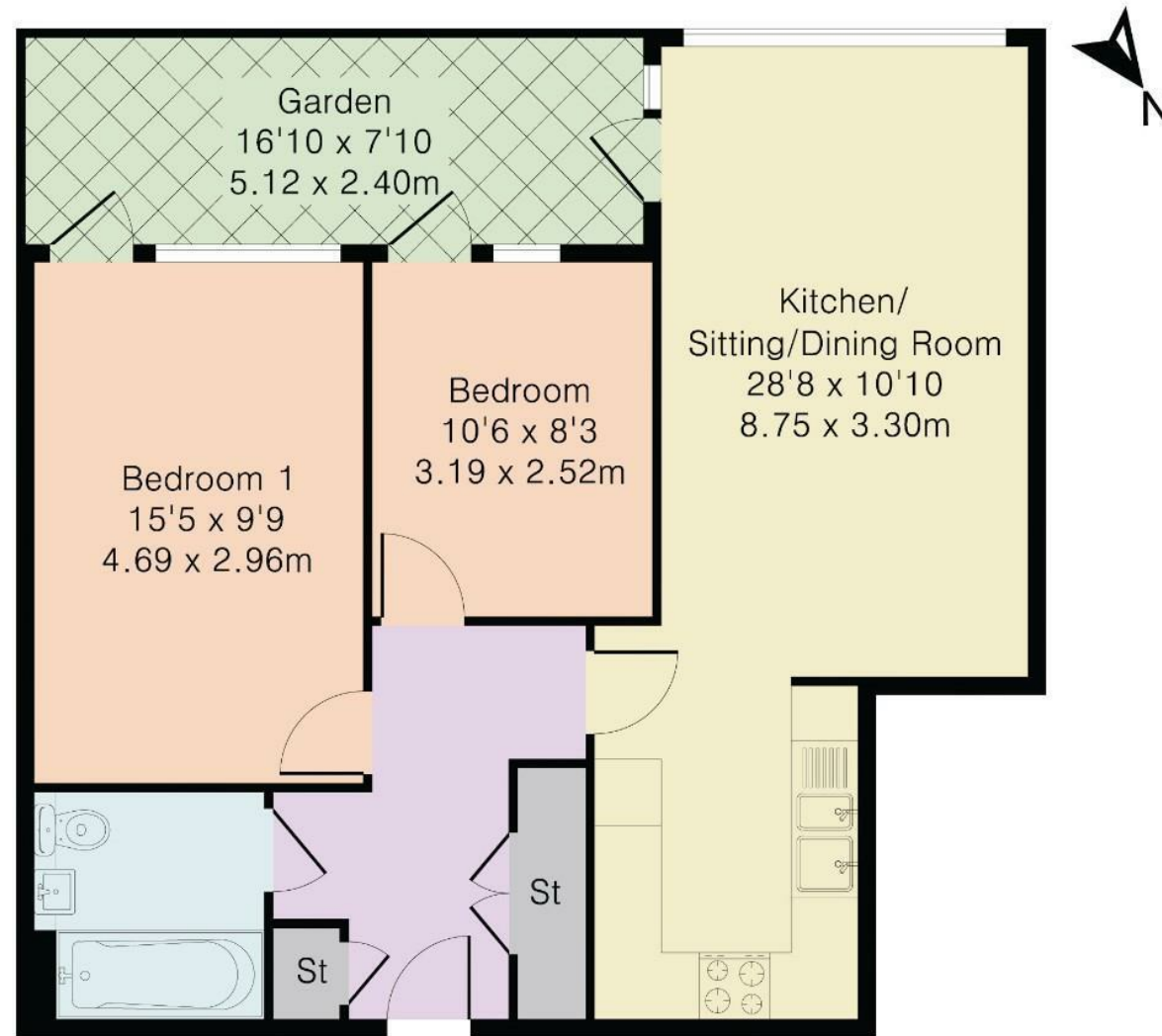
Presenting a modern two bedroom apartment with a private balcony and access to communal roof terrace!

Internally you are presented with a generously proportioned living and reception area, offering ample space to relax and entertain. The modern walls, wood flooring and floor to ceiling windows gives this space a contemporary ambience. The balcony is large and can be accessed via a door at the end of the living area or via both bedrooms. It offers a space for a table and chairs, great for unwinding after a long day. The kitchen has a modern finish with plenty of white wall and base units, an integrated oven and hob, and granite effect worktops. The master bedroom is generously sized and has plenty of space for a double bedroom and furniture, the floor to ceiling windows, modern décor and carpeting creates a warm atmosphere. This room provides direct access to the balcony, blending indoor and outdoor living. The second bedroom mirrors the property's modern feel and also has its own door access to the balcony. Heading back into the hallway you will find the bathroom. This three-piece bathroom suite compliments the property with floor to wall tiles and a large inset mirror, complete with a built-in W.C towel rail, and a bathtub fitted with an overhead shower perfect for a relaxing soak or a quick shower for the busy morning dash. In addition, the property boasts access to a well-maintained communal roof terrace, affording captivating views of the city, including landmarks such as the Shard and the spire of St Giles Church.

Being in the centre of Camberwell, there are plenty of shops for essential needs, food spots, bars and lounging coffee shops mixed in with the vibrant green space. There are many bus stops offering transport links for all over London. Denmark Hill station is 0.7 miles walk away and has an Overground service with services to London Victoria, Clapham Junction and Dalston Junction. Camberwell is famous for its art scene and the South London Gallery is a 0.7 mile walk away – they also serve delicious brunch in their cafe.

Tenure: Leasehold  
Council Tax band: D  
Authority: London Borough of Southwark  
Lease length: 242 years remaining (Started in 2017 with a lease of 250 years.)  
Ground rent: £350 (Increase by RPI every 10 years)  
Service charge: £1,952 a year  
Construction: Standard construction  
Property type: Detached, Flat  
Number of floors: 6  
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: No  
Sewerage: Connected to mains sewerage  
Heating: Communal heating system, Other  
Heating features: Triple glazing  
Building safety issues: No  
Rights and easements  
Title TGL529740 contains beneficial rights or easements.  
Here is a summary but a property lawyer can advise further:- The title includes legal easements referred to in clause LR11.1 of the registered lease.  
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: To be provided  
Planning and development: No  
Listing and conservation: No  
Accessibility: Lift access, Lateral living  
Coalfield or mining: No coal mining risk identified

## Approximate Gross Internal Area 674 sq ft - 63 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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