



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Camberwell Passage, London, SE5 | Offers In Excess Of £475,000  
Call us today on 020 7708 2002



- Two Bedroom Apartment
  - Set Over 95 sq ft
- Modern and Sleek Kitchen
  - Bathroom and En Suite
    - Private Balcony
- Concierge and Communal Garden
- Lease Length: 990 Years Remaining
  - Service Charge: £5582 PA
- Ground Rent: £500 PA (Subject to Increase)

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	

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	



A modern and spacious two-bedroom apartment, over 95 m2, with a private balcony, set in a stylish and desirable development with a concierge and a communal garden! Chain free!

Internally you are presented with a spacious open plan reception room, with space for relaxing and for a dining table and chairs. The room is finished with wooden flooring, and neutral décor with a contemporary dark green feature wall. The floor to ceiling windows allow for plenty of natural light. From here you have direct access to the private balcony space, which is the perfect spot for enjoying your morning coffee. The modern and sleek fitted kitchen area has a combination of white gloss and wood effect wall and base units, complimentary white countertops and integrated appliances. The very large master bedroom is over 23 sq ft and has extensive built-in storage, finished with carpeting and neutral décor. There is a modern ensuite shower room, with a large walk-in shower, a sink, a WC and a large mirror with storage. The second bedroom has space for a double bed and additional furniture or can make a perfect guest bedroom or a nursery. There is a separate study area, which could be used as a home office or for additional storage. The family bathroom is finished in the same modern style as the ensuite, with a three-piece suite complete with an overhead shower.

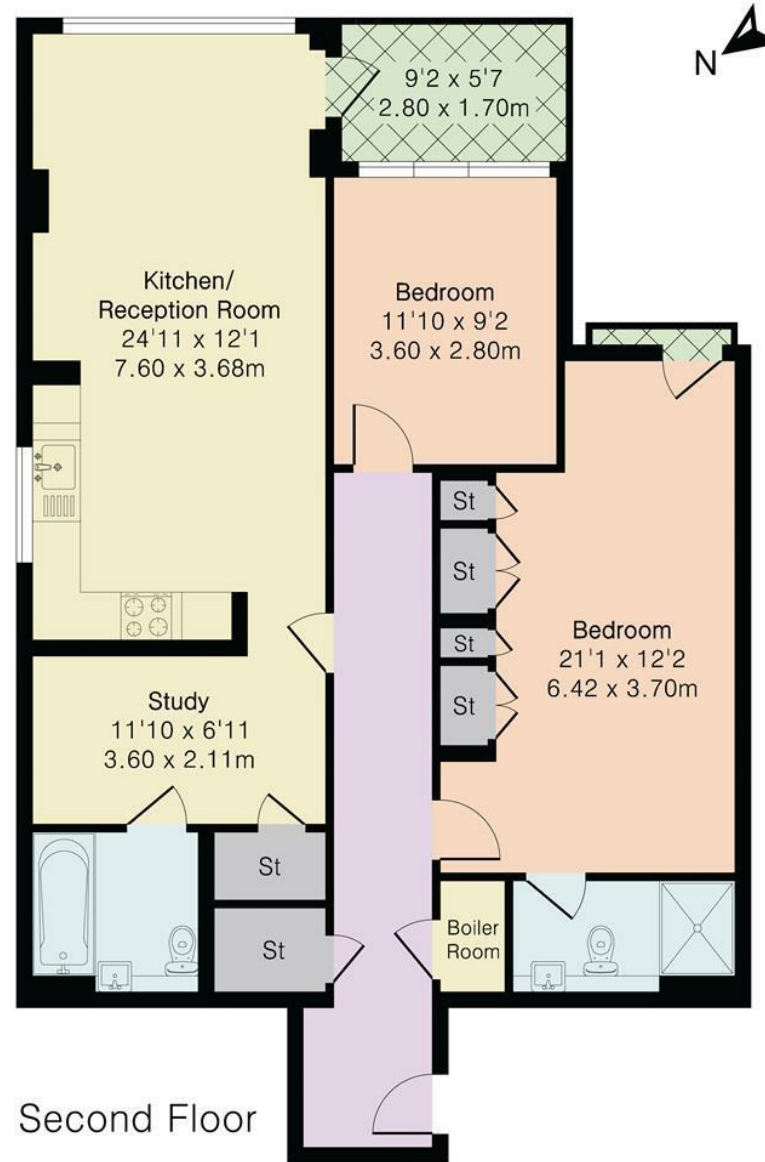
Camberwell Passage is a luxury apartment block with carpeted corridors decorated with artwork, a concierge, secure video entry, lift and access to a large, shared garden.

Denmark Hill Station is 0.7 miles away 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. From Camberwell Green you can get a bus to every corner of London and you're just a couple of stops from Oval Underground Station (Northern). Just around the corner on Camberwell Church St. you will find a number of Time-Out recommended bars and restaurants.

Tenure: Leasehold  
Council Tax band: F  
Authority: London Borough of Southwark  
Lease length: 990 years remaining (Started in 2017 with a lease of 999 years.)  
Ground rent: £500 per annum  
Review period: March 2042  
Service charge: £5582 per annum  
Construction: Standard construction  
Property type: Flat, purpose built  
Number of floors in building: 5  
Entrance on floor: 2  
Has lift: Yes  
Over commercial premises: Yes  
Parking: None  
Electricity: Mains electricity  
Water and drainage: Connected to mains water supply  
Mains surface water drainage: Yes  
Sewerage: Connected to mains sewerage  
Heating: Communal heating  
Building safety issues: No  
Lease restrictions: No pets without consent, no registered business, must be one private household  
Public right of way through and/or across your house, buildings or land: No  
Flood risk: No  
History of flooding: No  
Planning and development: No  
Listing and conservation: No  
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.

Approximate Gross Internal Area 1019 sq ft - 95 sq m



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

