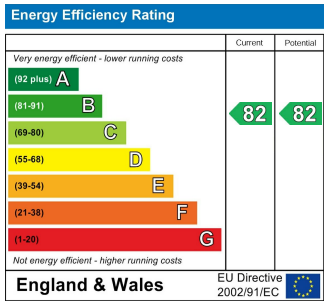
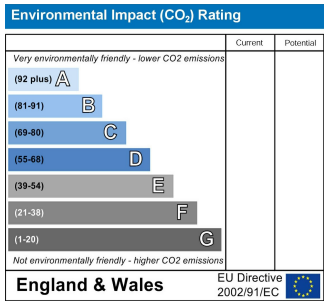
HUNTERS®

HERE TO GET *you* THERE

Wyndham Road, London, SE5 | £375,000
Call us today on 020 7708 2002

- Two Bedrooms
- Purpose Built
- Private Balcony
- Lease Length: 170 Years Remaining
- Service Charge: £1920 PA
- Ground Rent: Peppercorn





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A good sized two-bedroom purpose built flat with a private balcony, in the heart of Camberwell! Chain free!

Internally you are presented with a good-sized semi open plan reception room, with plenty of space for relaxing and for a dining table and chairs. The space lends itself to entertaining with the semi open plan kitchen area. The kitchen has a good range of wood effect wall and base units, granite effect work tops and built in appliances. The reception leads out into the balcony area, with space for a small table and chairs to enjoy a coffee in the morning or a glass of wine in the summer months. Both bedrooms have plenty of space for a double bed and for additional furniture and the master bedroom benefits from built in storage. The bathroom has a three piece suite, complete with a shower over the bath, a WC and a sink. The property further benefits from two storage cupboards in the hallway and bicycle storage.

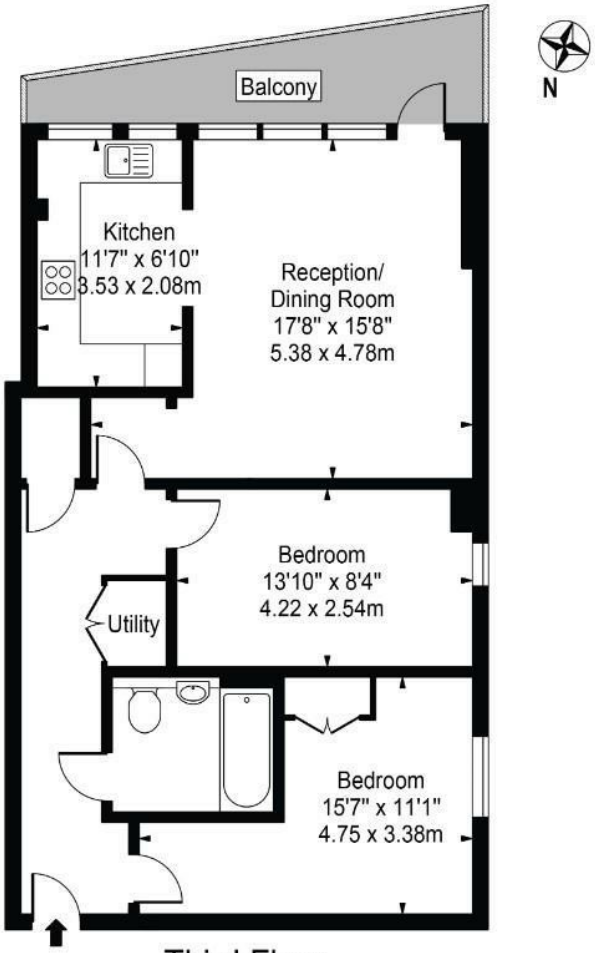
You can easily access Camberwell Road where you'll also find many bus routes into Elephant & Castle, Oxford Circus, and Shoreditch. Oval station is 0.8 miles away offering the Northern Line. Denmark Hill station is located 1 mile away where you can get a train into London Victoria, Blackfriars or Dalston Junction. We are spoilt for choice in Camberwell for green spaces with several large parks including Burgess Park, 0.2 miles away, which has designated cycle routes, a gorgeous lake and tennis courts. Camberwell itself is making a name for itself on London's foodie map with lots of new independent restaurants, cafes and bars opening. The vibrant local art scene includes the South London Gallery and events such as Camberwell Arts Festival, which runs every summer.

Tenure: Leasehold
Council Tax band: C
Authority: London Borough of Southwark
Lease length: 170 years remaining (Started in 2007 with a lease of 189 years.)
Ground rent: Peppercorn
Service charge: £1920 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 10
Entrance on floor: 3
Has lift: Yes
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: Central heating
Building safety issues: Cladding
Lease restrictions: The lease prohibits alienation.
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: Lifts
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.

Gwen Morris House,
Wyndham Road, SE5 0AD

Approx. Gross Internal Area 744 Sq Ft - 69.12 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.

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