



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

Lowth Road, London, SE5 | Guide Price £375,000 to £400,000  
Call us today on 020 7708 2002



- Two Bedrooms
- Private Balcony
- Finished to a High Standard
- Purpose Built
- Lease Length: 101 Years Remaining
- Service Charge: £1,662 PA
- Ground Rent: £10 PA

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	

Guide Price: £375,000 - £400,000

A well-presented and modern two-bedroom purpose built flat with a private balcony in the heart of Camberwell!

Internally you are presented with a generously sized open plan reception room, with ample natural light and plenty of space for relaxing and for a dining table and chairs. The room has a feature fireplace, wood effect flooring and is finished with neutral décor. The sleek and modern kitchen space has grey gloss handleless wall and base units, complementary work tops, a white metro tiled splash back and built in appliances. From the reception room you have direct access to the Southwest facing balcony area, the perfect spot to enjoy a glass of wine overlooking the green communal garden below. Both bedrooms are of a good size, with space for a double and additional furniture and both benefit from built in storage. The bathroom is finished to a high standard in a monochrome style, with a three-piece suite complete with a bath over the shower, a sink and a WC. There is localised grey metro tiling and contemporary patterned floor tiles.

The property is 0.5 miles from Denmark Hill Station for fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington (via Canada Water and Shoreditch). Loughborough Junction station is 0.5 miles away offering Thameslink services into King's Cross/St Pancras. Kings College Hospital is only a 0.3 mile walk away. Camberwell is a major bus hub with routes all over the city. There are several great parks in the area, including the award winning Ruskin Park (0.5 miles away). Camberwell, famous for its art scene, is home to an ever-growing number of independent restaurants, cafes and bars. Brixton is a couple of stops on the bus and needs little introduction as one of London's top foodie havens with amazing music venues and boutique shops.

Tenure: Leasehold

Council Tax band: B

Authority: London Borough of Southwark

Lease length: 101 years remaining (Started in 2002 with a lease of 125 years.)

Ground rent: £10 per annum

Review period: Not subject to increase

Service charge: £1,662 per annum

Construction: Standard construction

Property type: Flat

Has lift: No

Over commercial premises: No

Parking: On street, 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: None

Lease restrictions: None

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

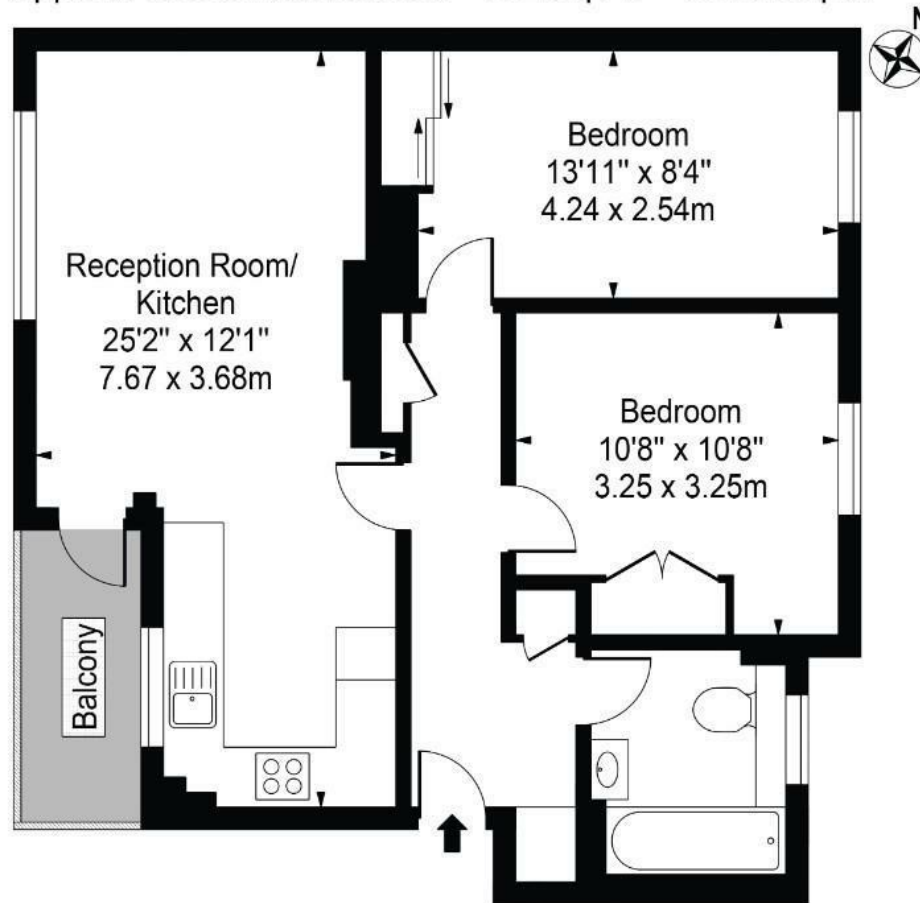
Accessibility: None

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.

# Lowth Road, SE5 9EZ

Approx. Gross Internal Area 642 Sq Ft - 59.64 Sq M



## Second Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://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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