



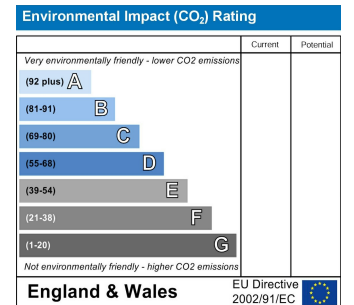
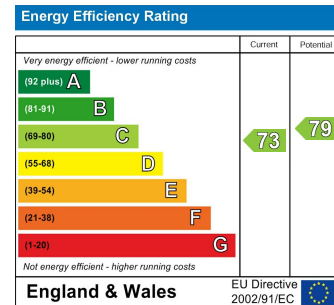
**HUNTERS**<sup>®</sup>

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New Church Road, London, SE5 | £325,000  
Call us today on 020 7708 2002



- One Bedroom Flat
- Edwardian Mansion Block
- Near to Burgess Park
- Lease Length: 125 Years Remaining
- Service Charge: £1,348 PA + Building Insurance and Sinking Fund TBC



A bright and good sized one-bedroom flat set within the Edwardian red brick block, Evelina Mansions, near to Southwark's biggest park! Chain free!

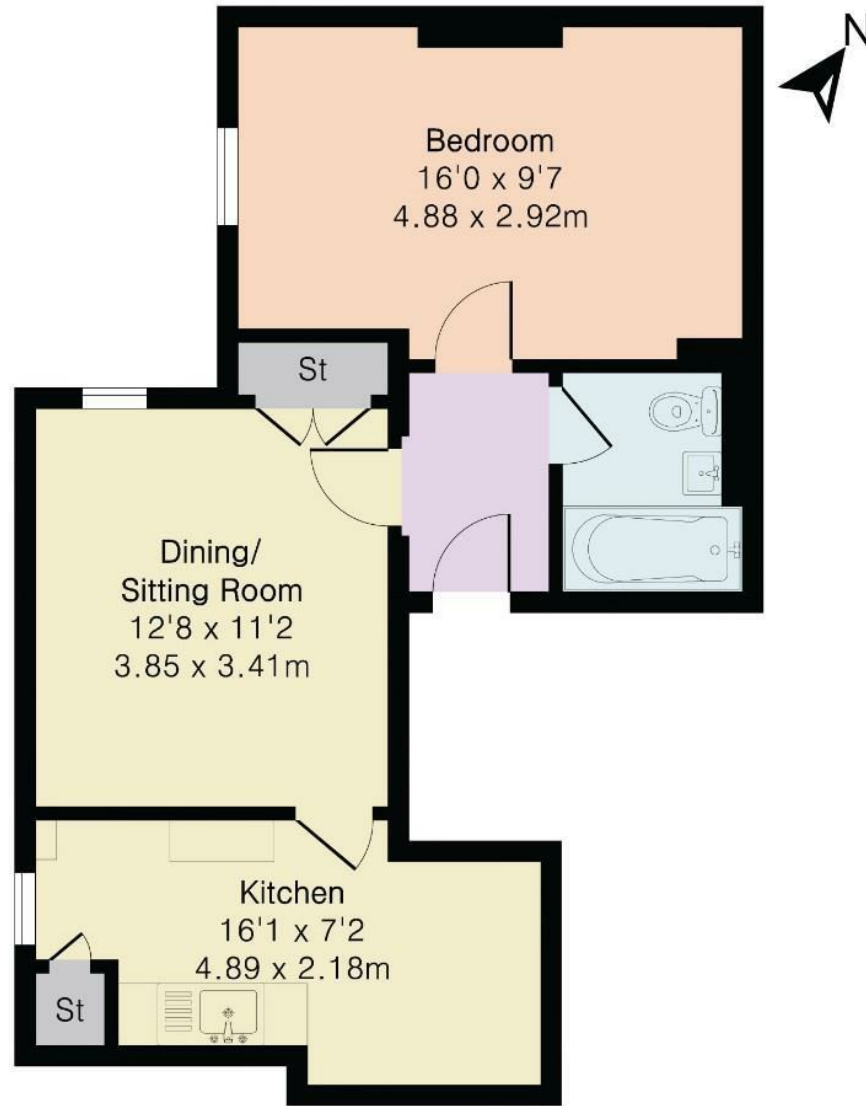
Internally you are presented with a bright reception room, with plenty of space for relaxing and benefitting from a built in storage cupboard and neutral decor. The kitchen has space and plumbing for white goods and for a small dining table and chairs or a breakfast bar. The bedroom is a generous size with ample space for a double bed and additional furniture and is finished with neutral decor and wooden floors. The bathroom has a three-piece suite.

Evelina Mansions is a historic Edwardian mansion block, retaining plenty of its period charm including the triple-arch passage linking the two main buildings. Located opposite is the lovely Burgess Park, which has designated cycle routes, a gorgeous lake, tennis courts and a children's playground. You can easily access Camberwell Road and a 0.5 mile walk to Camberwell Church Street where you will find several supermarkets and eclectic mix of restaurants, cafes, bars and local pubs. You'll also find many bus routes into Oxford Circus, South Kensington and Battersea. Denmark Hill station is located 1.1 mile away where you can get a train into London Victoria, Blackfriars or Dalston Junction. Oval station is also 1.1 mile away offering the Northern Line.

Tenure: Leasehold  
Council Tax band: B  
Authority: London Borough of Southwark  
Lease length: 125 year lease being created prior to completion  
Ground rent: Not payable  
Service charge: £1,348 per annum plus building insurance TBC and sinking fund contribution TBC  
Planned works: Lift refurbishment, costs TBC  
Construction: Standard construction  
Property type: Flat  
Number of floors in building: 5  
Entrance on floor: 3  
Has lift: Yes  
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: Short lets, annual gas safety check  
Public right of way through and/or across your house, buildings or land: No  
Flood risk: Yes - surface water  
History of flooding: None  
Planning and development: None  
Listing and conservation: None  
Accessibility: Lift  
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 523 sq ft - 49 sq m



## Second 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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