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Camberwell Road, London, SE5 | Guide Price £360,000 to £370,000
Call us today on 020 7708 2002

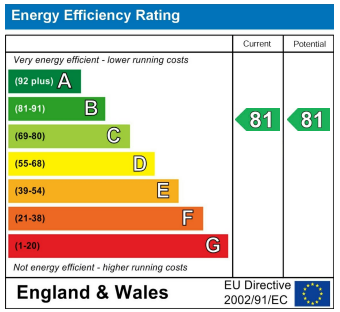


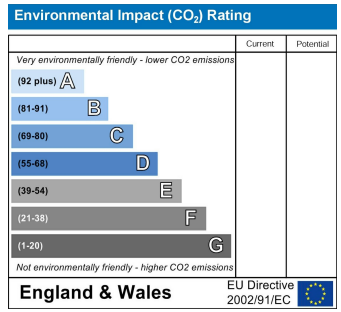






- One Bedroom Apartment
- Private Balcony
- Communal Gardens & Roof Terrace
- Lease Length: 241 Years Remaining
- Service Charge: £1,757.76 PA
- Ground Rent: £300 PA (Subject to Increase)





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Guide Price £360,000 to £370,000

A modern one-bedroom apartment for sale in central Camberwell, featuring a private balcony, communal gardens, a rooftop terrace with city views and excellent transport links near Denmark Hill station

Sellers comments - "Squire House is in a fantastic central location, while still having the strong sense of community that makes Camberwell so special. I loved being right in the heart of the area, with so many great cafés, shops and green spaces on the doorstep. Myatts Fields and Ruskin Park were particular favourites. It was also incredibly convenient for work, with a cycle commute of less than 30 minutes."

Internally you are presented with a spacious reception room, with plenty of space to relax and for a small dining table and chairs, with dual aspect windows allowing an abundance of light in to the flat. Leading out onto the private balcony, which makes the perfect spot to enjoy your morning coffee or a glass of wine in the evening. The kitchen is finished in a modern style with handleless wall and base units, complementary worktops and built in appliances. The bedroom, with contemporary painted walls has plenty of space for a double bed and additional furniture and benefits from built in storage and direct access to the balcony. The bathroom has a three piece suite, complete with a shower over the bath, a WC and a sink and has been finished with large wall and floor tiling. The property further benefits from a large walk-in storage room and 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. There is a second communal garden on the first floor which is perfect for relaxing in the sunshine.

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: C
Authority: London Borough of Southwark
Lease length: 241 years remaining (Started in 2017 with a lease of 250 years.)
Ground rent: £300 per annum
Review period: Every 10 years in line with RPI
Service charge: £1,757.76 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 6
Entrance on floor: 3
Has lift: Yes
Over commercial premises: Yes (above office space)
Parking: None
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: Prohibits or restricts dispositions
Public right of way through and/or across your house, buildings or land: No
Flood risk: Low - surface water
History of flooding: No
Planning and development: None
Listing and conservation: None
Accessibility: Lift access, level access
Mining: No coal mining risk identified

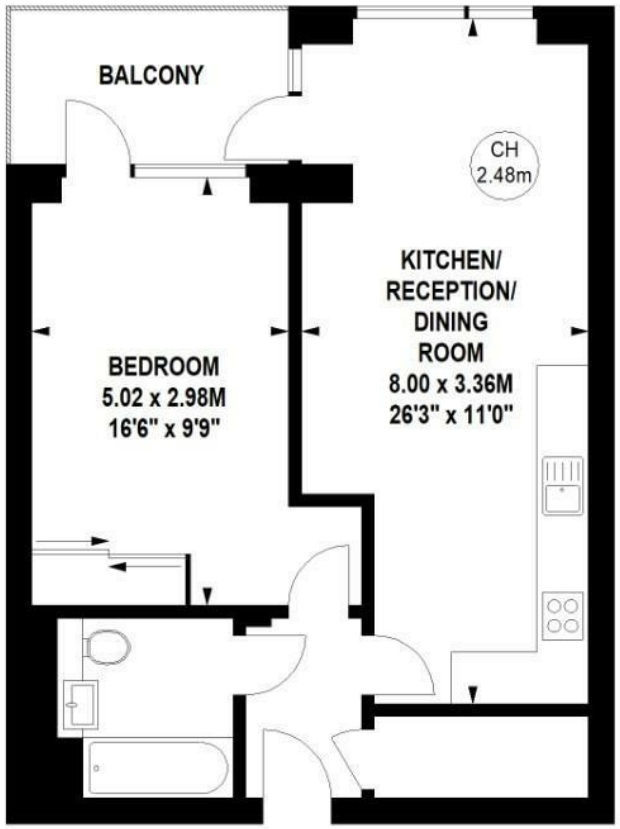
Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Squire House, SE5

Approximate gross internal area

52.02 sq m / 560 sq ft

Key :
CH - Ceiling Height



Third Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.

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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