

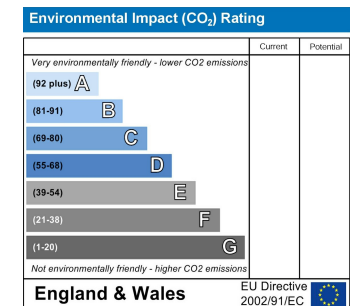
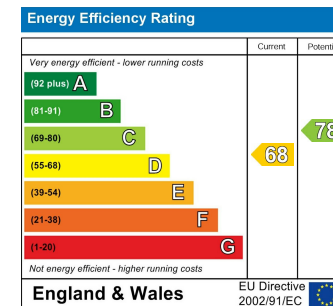


HUNTERS®
HERE TO GET *you* THERE

Havil Street, London, SE5 | Guide Price £250,000 to £275,000
Call us today on 020 7708 2002



- One Bedroom
- Ground Floor
- Purpose Built Apartment
 - Allocated Parking
- Lease Length: 152 Years Remaining
- Service Charge: £2,528.28 PA
- Ground Rent: Peppercorn



Guide Price £250,000 to £275,000

A bright ground floor purpose-built apartment with allocated parking located close to the lovely Brunswick and Burgess Park!

Internally you are presented with a bright reception room with plenty of space for relaxing, finished with neutral décor and light wood effect flooring. The kitchen area is semi open plan with white wall and base units, wood effect work tops, built in shelving and a patterned floor tile. The bedroom has space for a bed and for additional furniture and is also finished with neutral décor and wood effect flooring. The bathroom has a three-piece suite complete with a shower over the bath, a WC and a sink. It has been finished with white tiled walls and a feature pattern tile.

The wonderful Brunswick Park is 0.2 miles away and offers free tennis courts and a children's play area, making it a valuable community asset. Camberwell Green has become a real focal point to the area with its weekend farmers market and established art scene helping build on this already tight knit and friendly community. Camberwell Church Street is a 0.4 mile walk from which you can hop on several buses that will whisk you to Oval (Northern), Vauxhall (Victoria) or Elephant & Castle (Northern, Bakerloo) Underground stations. Denmark Hill Station is a pleasant 0.8 mile walk away and offers fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington. Camberwell Church Street has seen a boom in the number of fantastic independent restaurants and there is a 24/7 Gym located on Southampton Way.

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 152 years remaining (Started in 2018 with a lease of 160 years.)

Ground rent: Peppercorn

Review period: Not subject to increase

Service charge: £2,528.28 per annum

Construction: Standard construction

Property type: Flat

Number of floors in building: 3

Entrance on floor: Ground

Has lift: No

Over commercial premises: No

Parking: Allocated parking space

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Electric room heaters

Building safety issues: None

Lease restrictions: The Lease prohibits or restricts alienation.

Not to carry on any trade or business on the Property or in on or from the dwelling erected thereon.

To ensure that nothing shall at any time be done on the Property or any part of the Estate that shall be or become a nuisance annoyance or injury to any part of the Estate or its occupiers.

Public right of way through and/or across your house, buildings or land: No

Flood risk: Low

History of flooding: No

Planning and development: None

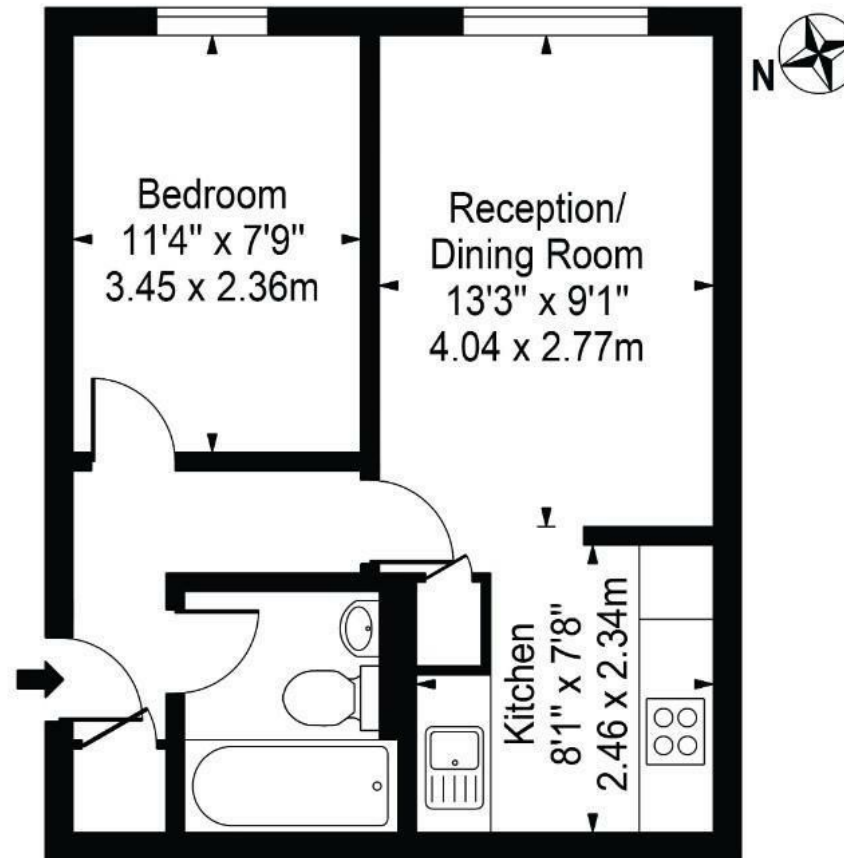
Listing and conservation: None

Accessibility: Ground floor

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.

Havil Street, SE5 7RS
Approx. Gross Internal Area 371 Sq Ft - 34.47 Sq M



Ground 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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