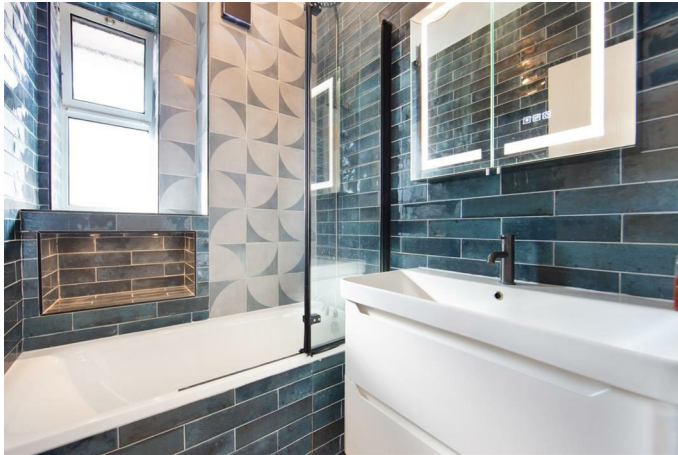


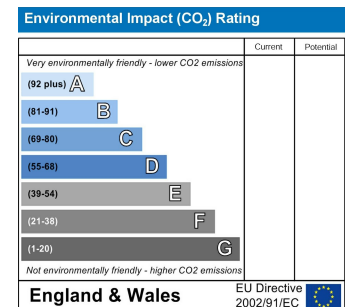
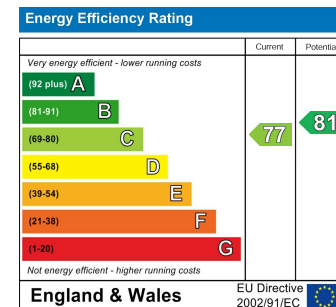


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- Three Bedrooms
- Recently Refurbished
 - Private Balcony
- Lease Length: Currently Being Extended to 213 years
- Service Charge: £2548.69 PA
- Ground Rent: £10 PA



A recently refurbished throughout three-bedroom purpose built flat with a private balcony!

Internally you are presented with a bright reception room, with plenty of space for relaxing and for a dining table and chairs, that leads out on the private balcony space. The balcony is the perfect spot to enjoy a coffee in the morning or to dine al fresco. The kitchen has recently been refurbished with sleek grey handleless wall and base units, a quartz work top, stylish blue metro tiling and built in appliances. There are two good sized double bedrooms with plenty of space for a double bed and additional furniture, and a third bedroom. The bathroom has also recently been refurbished with a bath complete with an overhead shower and sink with storage underneath, finished with the same blue metro tiling as well as a localised feature tile and a patterned floor tile. There is a separate WC with a sink for added convenience, finished in the same style as the bathroom. The property is finished has recently been redecorated with neutral décor throughout and herringbone wood effect flooring.

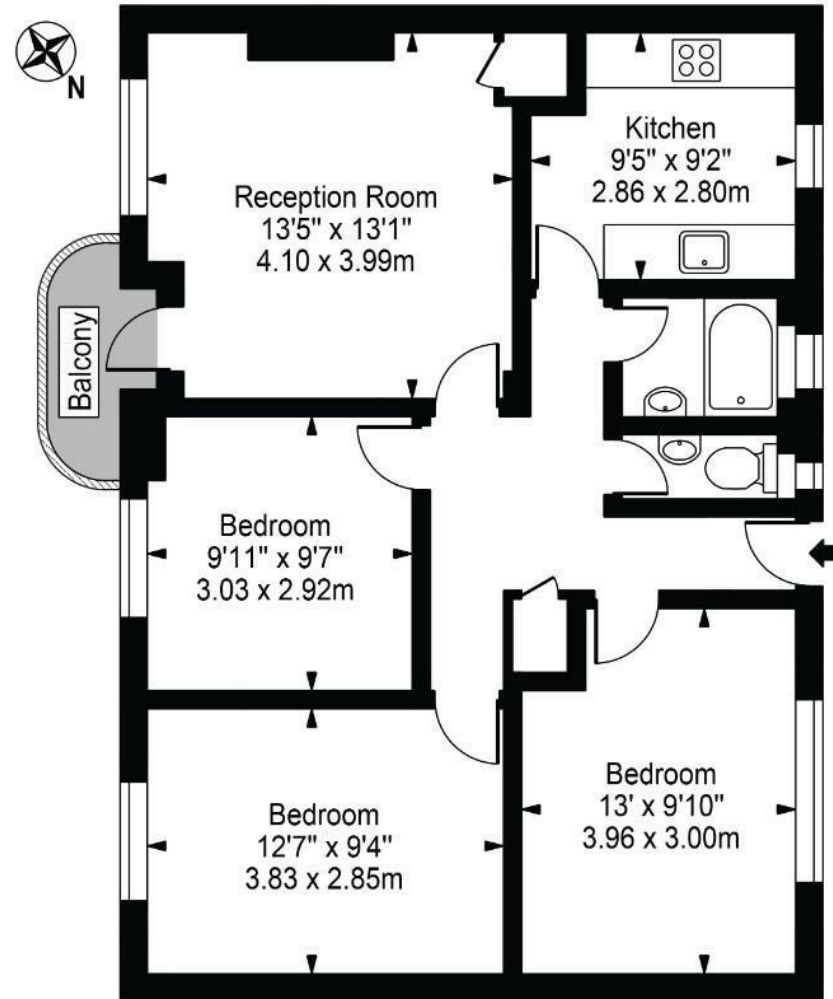
The property is located 0.6 miles from East Street Market, one of London's oldest, largest and busiest markets! There are many bus links located 0.3 miles away on Old Kent Road that take you to Elephant & Castle offering the Bakerloo and Northern line and Thameslink services. Only 0.5 mile away is Burgess Park, Southwark's largest green space, with tennis courts, designated cycle routes, a gorgeous lake, tennis courts and a children's playground.

Tenure: Leasehold
Council Tax band: C
Authority: London Borough of Southwark
Lease length: Currently being extended to 213 years
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £2548.69 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 3
Entrance on floor: 1
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: Tbc
Public right of way through and/or across your house, buildings or land: No
Flood risk: None
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.

Knight House, SE17 1QN

Approx. Gross Internal Area 778 Sq Ft - 72.31 Sq M



First 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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