

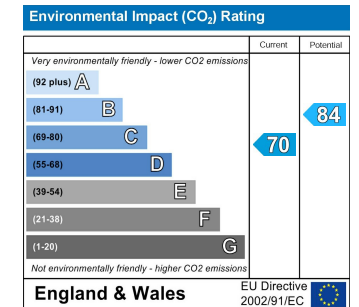
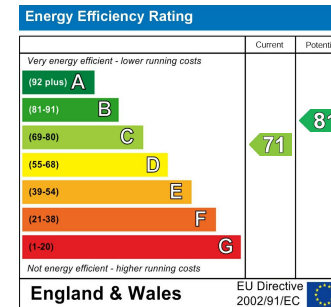


**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Crawford Road, London , SE5 | Guide Price £345,000 to £360,000  
Call us today on 020 7708 2002



- Two Bedrooms
- Purpose Built
  - Balcony
- Lease Length: 101 Years Remaining
- Service Charge: £2,133.19 PA
- Ground Rent: £10 PA



Guide Price £345,000 to £360,000

A two-bedroom purpose built flat with a private balcony in a prime location for the amenities of Camberwell! Chain free!

Internally you are presented with a generously sized reception room with plenty of space for relaxing and for a dining table and chairs. The reception has direct access to the private balcony, a great spot to enjoy a glass of wine in the evening. There is a modern kitchen with dark grey high gloss wall and base units, complementary white work tops, a white metro tiled splash back and contrasting grey floor tiling. There are two bedrooms, both with space for a bed and additional furniture. The bathroom has a shower cubicle and a sink and is finished with large white metro tiles, there is a separate WC for added convenience.

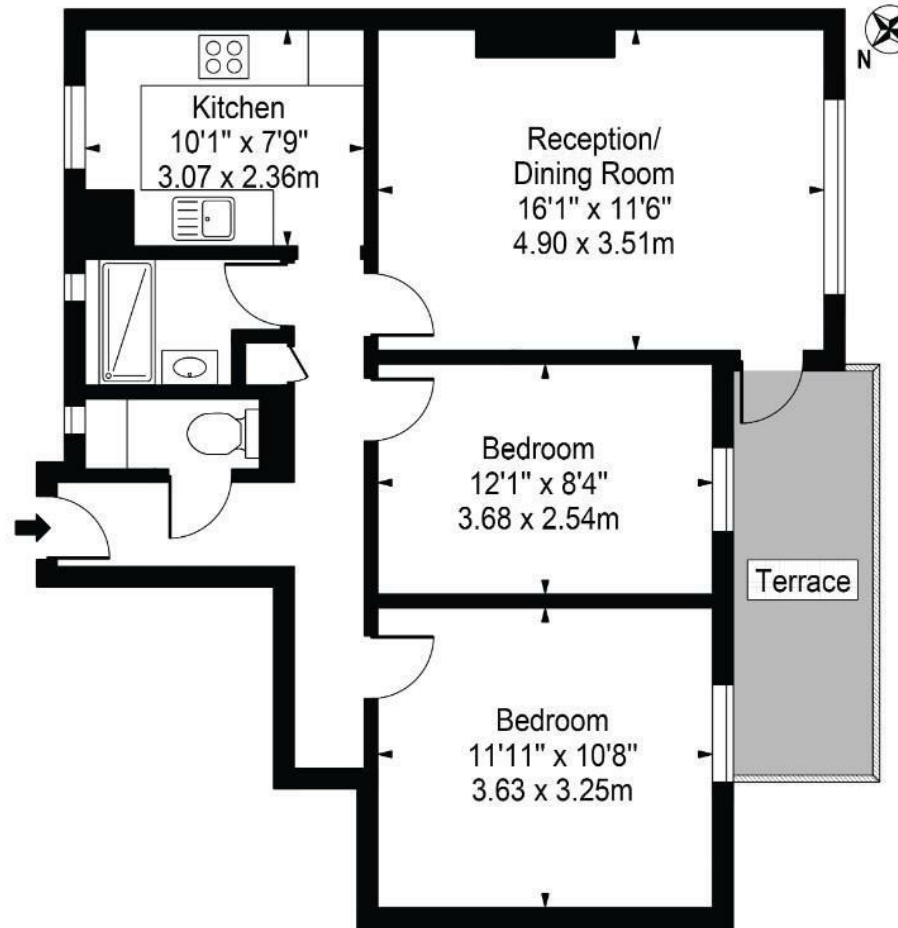
The property is 0.5 miles from Denmark Hill Station for fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington (via Canada Water and Shoreditch). Loughborough Junction station is 0.5 miles away offering Thameslink services into King's Cross/St 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: £2,133.19 per annum  
Construction: Standard construction  
Property type: Flat  
Number of floors in building: 5  
Entrance on floor: Ground  
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: 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: 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.

# Baldock House, Crawford Estate, SE5 9PS

Approx. Gross Internal Area 651 Sq Ft - 60.48 Sq M



Ground 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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002  
| [Camberwell.Sales@hunters.com](mailto:Camberwell.Sales@hunters.com)

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE