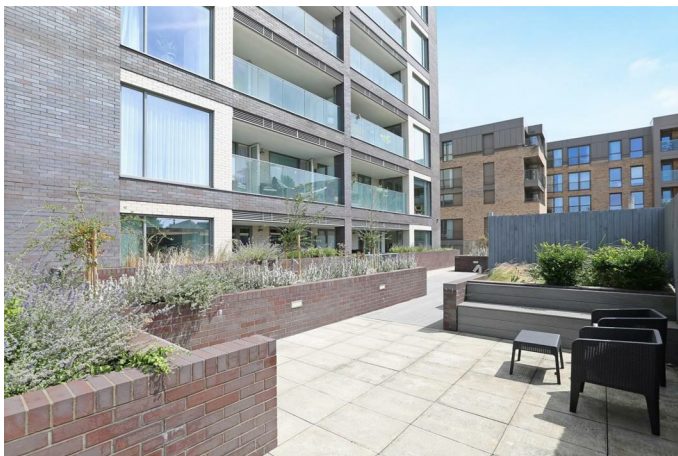




HUNTERS[®]
HERE TO GET *you* THERE

Camberwell Road, London, SE5 | Asking Price £375,000
Call us today on 020 7708 2002



- One Bedroom Apartment
- Modern Development
 - Balcony
- Communal Garden & Roof Terrace
- Lease Length: 241 Years Remaining
- Service Charge: £1,757.76 PA
- Ground Rent: £300 PA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

A well-presented, one bedroom apartment with a balcony and a communal garden and roof terrace!

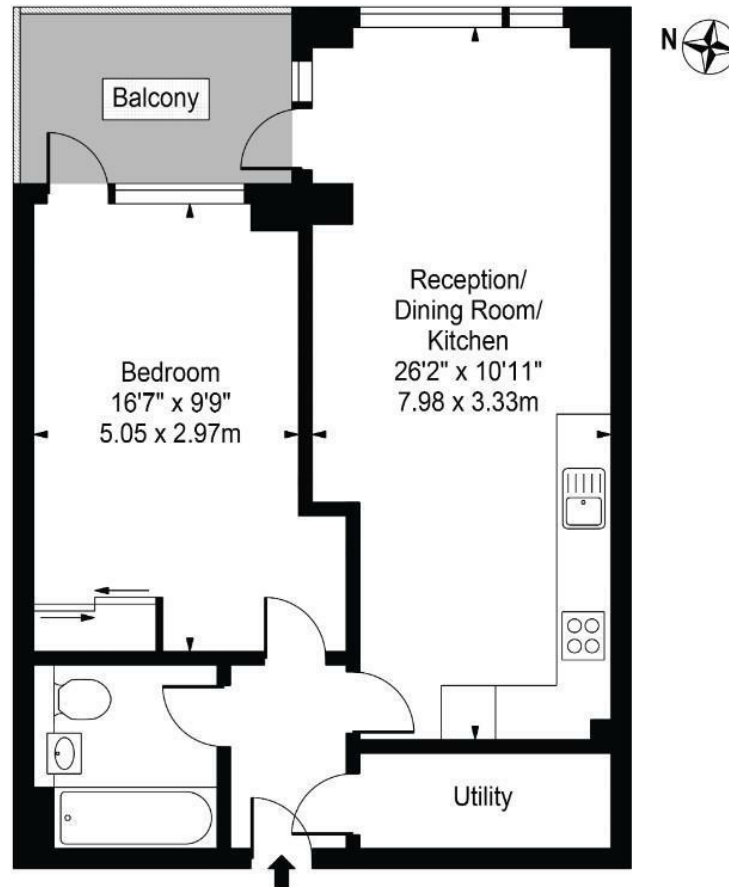
Internally you are presented with a spacious open plan kitchen and reception room with ample space to relax and entertain, finished with wood flooring. There are dual aspect windows allowing an abundance of light to grace the area and, as this is a fourth-floor apartment, providing pleasant views over Camberwell Green. The balcony can be accessed through a single door in the reception, and offers space for a small table and chairs, just add your favourite plants and herbs! The kitchen has a good range of handleless wall and base units with complementary worktops and is fitted with integrated appliances which keep this space neat. Heading through to the bedroom, you will find it is a generous size, fitted with built in storage, carpeting and access to the balcony, creating a great blend of indoor and outdoor living. There is a three-piece bathroom suite located off the hallway with a neutral, modern finish, fitted with a sink, a toilet and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash. There is also a large walk-in storage room. The property 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 a year
Review period: Every 10 year in line with RPI
Service charge: £1,757.76 a year
Construction: Standard construction
Property type: Flat
Number of floors: 6
Has lift: Yes
Over commercial premises: Yes
Parking: None
Disabled parking: Yes
Controlled parking zone: Yes
Electricity: Connected to mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: No
Sewerage: Connected to mains sewerage
Building safety issues: No
Lease restrictions: No pets or animals at the flat or on the balcony except as permitted by the landlord
Public right of way through and/or across your house, buildings or land: No
Flood risk: Low- surface water
History of flooding: No history of flooding has been reported.
Coastal erosion risk: No
Planning and development: No
Listing and conservation: No
Accessibility: Lift access, Wide doorways
Coalfield or 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,
Camberwell Road, SE5 0AY
Approx. Gross Internal Area 569 Sq Ft - 52.86 Sq M



Fourth 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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