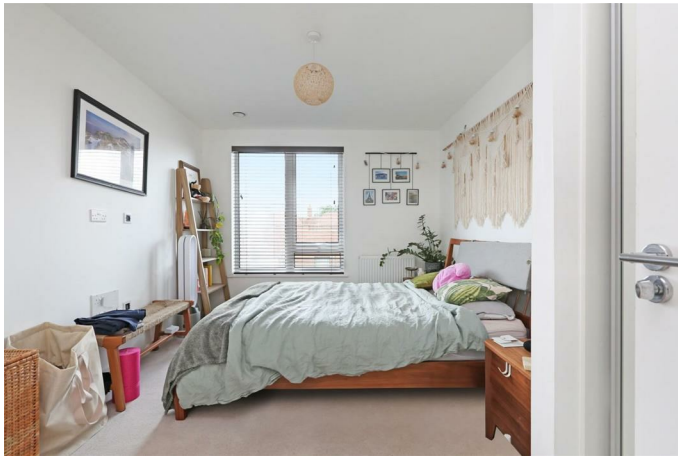




HUNTERS[®]
HERE TO GET *you* THERE

Lomond Grove, London, SE5 | Guide Price £475,000 to £500,000
Call us today on 020 7708 2002



- Modern Development
 - Two Bedrooms
 - Two Bathrooms
 - Balcony
- Lease Length: 240 Years Remaining
 - Service Charge: £1,674 PA
- Ground Rent: £400 PA (Subject to Increase)

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	

Guide Price £475,000 to £500,000

A modern and bright two-bedroom, two-bathroom apartment with a balcony set in a popular development close to Burgess Park! Chain free!

Internally you are presented with a generously sized open plan reception room, with plenty of space for relaxing and for a dining table and chairs. The modern and sleek kitchen area has a good range of wall and base units with complementary work tops and integrated appliances. There are floor to ceiling windows offering plenty of natural light and direct access to the balcony, the perfect spot to enjoy your morning coffee or a glass of wine in the evening. There are two good sized bedrooms, both with space for a double bed and for additional furniture. The master bedroom benefits from built in wardrobes and an ensuite shower room with a double shower cubicle, a sink and a WC. There is a family bathroom with a three-piece suite, complete with a shower over the bath, a sink and a WC. Both bathrooms are finished in a modern style with neutral tiling, stylish finishes and large wall mirrors. Residents of the development benefit from a communal children's play area and secure bicycle storage.

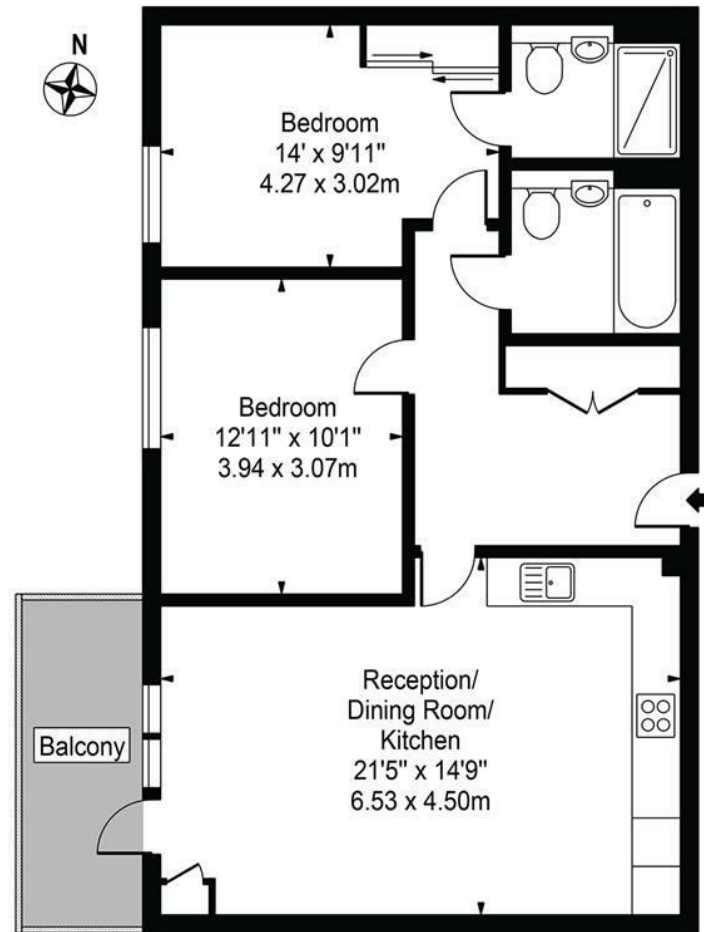
The apartment is ideally positioned for those who value both green space and fast access to central London. Burgess Park is 0.1 miles away, offering landscaped walking routes, a lake, tennis courts and designated cycle paths, perfect for unwinding after work or weekend exercise. Camberwell's vibrant social scene is close at hand, with Camberwell Church Street 0.3 miles away, home to an eclectic mix of cafés, independent restaurants, pubs and several supermarkets. Elephant & Castle station (1.3 miles away) is a popular choice for City commuters and easily accessible, while Oval station (1.1 miles away) provides fast connections into the West End and beyond. Denmark Hill station is 0.8 miles away, offering direct services to Victoria, Blackfriars and Dalston Junction. Numerous bus routes along Camberwell Road (0.2 miles away) provide additional direct links to Oxford Circus, South Kensington and Battersea.

Tenure: Leasehold
Council Tax band: D
Authority: London Borough of Southwark
Lease length: 240 years remaining (Started in 2016 with a lease of 250 years.)
Ground rent: £400 per annum
Review period: Every 10 years in line with RPI
Service charge: £1,674 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 4
Entrance on floor: 4
Has lift: Yes
Over commercial premises: No
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: No pets without consent, no subletting
Public right of way through and/or across your house, buildings or land: No
Flood risk: Yes - surface water
History of flooding: No
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.

Warren Court,
Lomond Grove, SE5 7LE

Approx. Gross Internal Area 787 Sq Ft - 73.11 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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