

HUNTERS®
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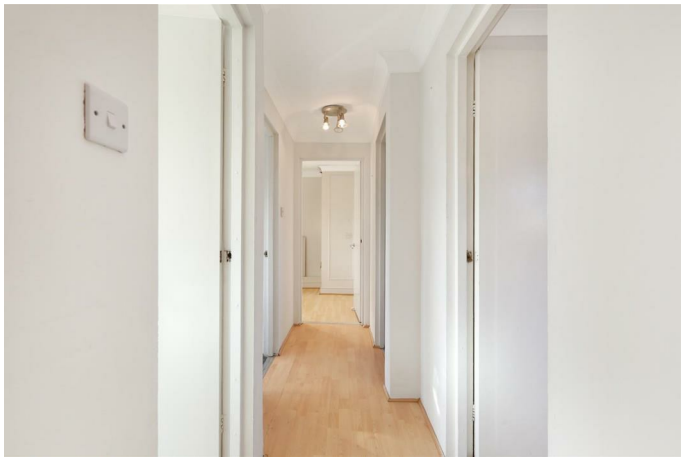
Camberwell New Road, London, SE5 | £300,000
Call us today on 020 7708 2002

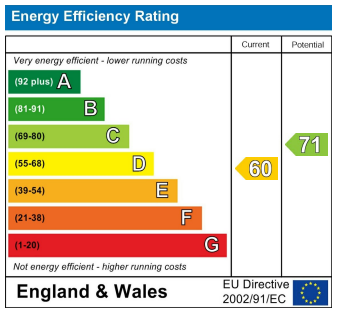


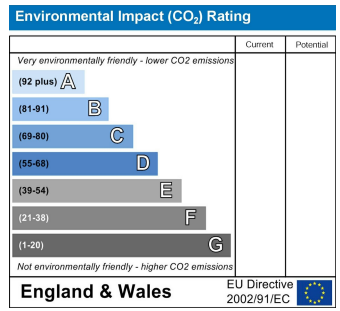






- Two Bedroom Flat
- Chain Free
- Located in the Heart of Camberwell
- Lease Length: 88 Years Remaining
- Service Charge: £488.72 PA
- Ground Rent: £150 PA





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A chain-free two-bedroom flat for sale in Camberwell, SE5, offering bright, spacious accommodation, a Juliet balcony and excellent access to transport links, local amenities and green spaces.

Situated in the heart of vibrant Camberwell, this well-presented two-bedroom flat offers bright accommodation, making it an appealing choice for first-time buyers, professionals or those looking to secure a property in this popular South London neighbourhood. The property has a good sized reception room, featuring neutral décor, laminate flooring and two windows which allow plenty of natural light to fill the space. There is ample creating a versatile living area for relaxing or entertaining. The separate kitchen is fitted with a range of white wall and base units, granite-effect worktops and a contrasting black tiled splashback. There is space and plumbing for white goods, while a Juliet balcony provides an additional feature and allows further natural light into the room. There are two bedrooms, with the principal bedroom benefiting from built-in wardrobes and sufficient space for a double bed and additional furniture. The second bedroom offers flexibility and could be used as a guest bedroom, nursery or dedicated home office, depending on individual requirements. Completing the accommodation is a fully tiled bathroom, fitted with a shower, WC and wash basin.

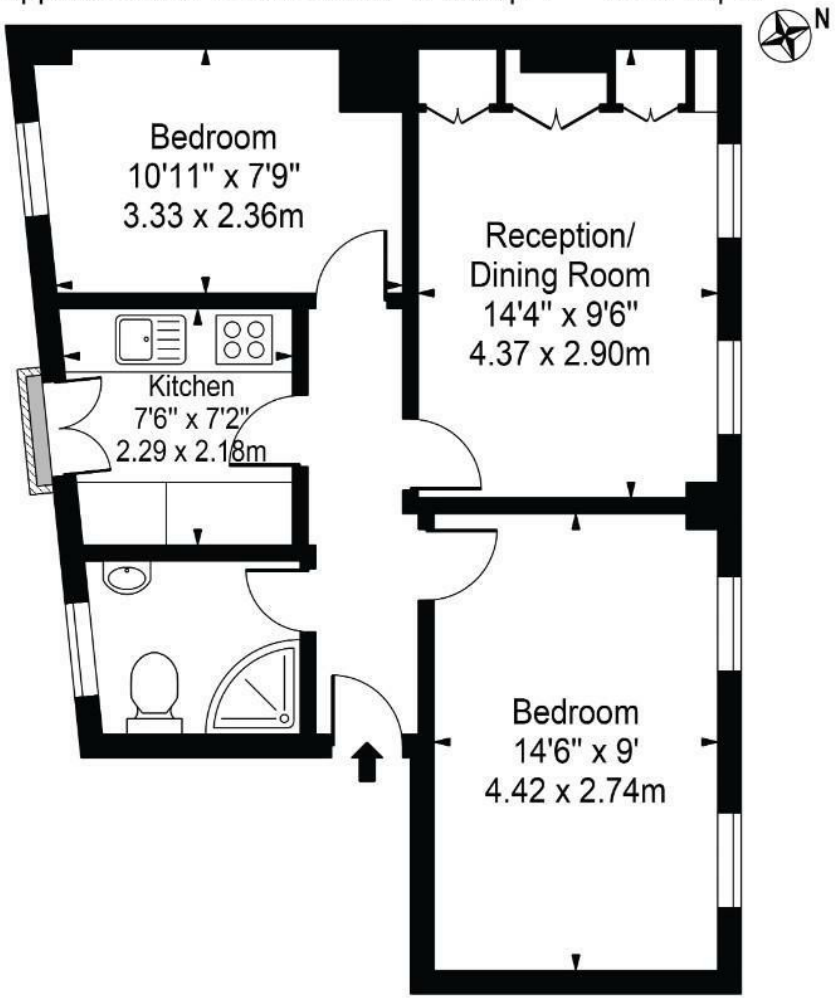
Denmark Hill Station is a 0.6 mile walk for Zone 2 trains (fast to Victoria, Thameslink line to the City) and the Overground service to fashionable East London (Shoreditch, Dalston Junction, Highbury and Islington) and Clapham High Street and Junction. From Camberwell Green you can get a bus to most parts of London and you’re just a couple of stops from Oval Underground Station (Northern). Just around the corner on Camberwell Church St. you will find a number of Time-Out recommended bars and restaurants, and the best pizza for miles at Theo’s. Camberwell is famous for its art scene and the South London Gallery is a 0.6 mile walk. In addition to this you are spoilt for parks in the area, from the huge Burgess Park, 0.5 miles away, complete with lake, to the smaller Victorian public gardens secretly dotted near every street.

Tenure: Leasehold
Council Tax band: B
Authority: London Borough of Southwark
Lease length: 88 years remaining (Started in 1989 with a lease of 125 years.)
Ground rent: £150 per annum
Review period: Increasing to £300 per annum from 2040
Service charge: £488.72 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 3
Entrance on floor: 3
Has lift: No
Over commercial premises: Yes
Parking: None
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Electric storage heaters
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: None
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.

Camberwell New Road, SE5

Approx. Gross Internal Area 516 Sq Ft - 47.94 Sq M



Third 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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