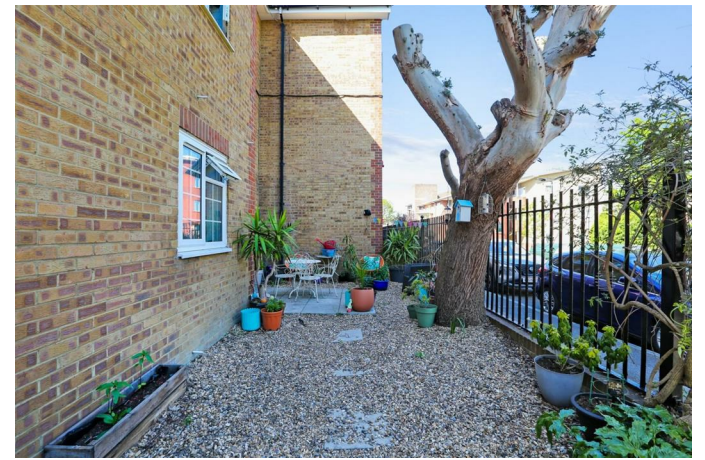




HUNTERS[®]
HERE TO GET *you* THERE

Havil Street, London, SE5 | Guide Price £275,000 to £300,000
Call us today on 020 7708 2002



- One Bedroom
- Ground Floor
- Allocated Parking Space
- Communal Garden
- Lease Length: 152 Years Remaining
- Service Charge: £1,600 PA
- Ground Rent: £150 PA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		72	
(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			
(82 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 £275,000 to £300,000

A well-presented one-bedroom purpose built flat with an allocated parking space and an access to a well-maintained communal garden!

Internally you are presented with an open plan reception room. The kitchen has sage green wall and base units with complementary hardware, and a stone effect work top and splash back. The bedroom is bright and has space for a bed and additional furniture. The bathroom has a three-piece suite, complete with a shower over the bath, a WC and a sink with storage underneath. It has been finished with large marble effect localised tiling and painted decorative walls. The property benefits from access to a well-maintained communal garden and has an allocated parking space.

The wonderful Brunswick Park is 0.2 miles away and offers free tennis courts and a children's play area, making it a valuable community asset. Camberwell Green has become a real focal point to the area with its weekend farmers market and established art scene helping build on this already tight knit and friendly community. Camberwell Church Street is a 0.4 mile walk from which you can hop on several buses that will whisk you to Oval (Northern), Vauxhall (Victoria) or Elephant & Castle (Northern, Bakerloo) Underground stations. Denmark Hill Station is a pleasant 0.8 mile walk away and offers fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington. Camberwell Church Street has seen a boom in the number of fantastic independent restaurants and there is a 24/7 Gym located on Southampton Way.

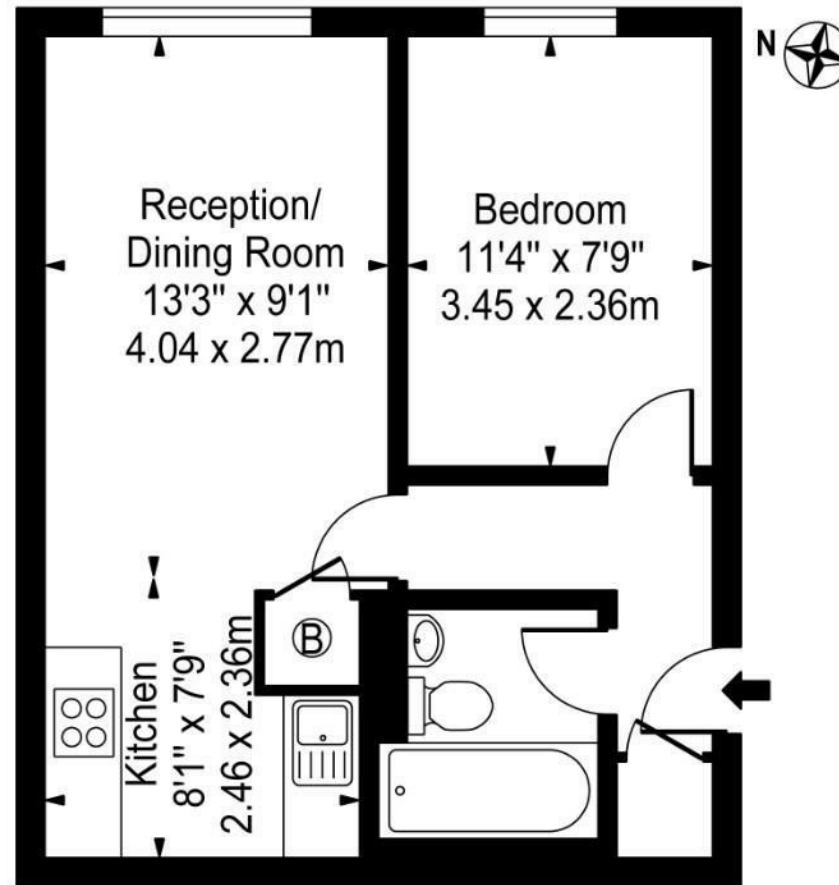
Sellers comments - I've absolutely loved living in this flat for 5 years. The renovated garden is fantastic - a whole other room to enjoy in spring and summer! It's right between Camberwell and Peckham, so I choose left or right depending on what I fancy. The main entrance is in a quiet cul-de-sac, so it feels peaceful despite being so central. I'm a big fan of Brunswick Park too, and the transport links are brilliant - getting anywhere in London is really easy. It's been the perfect place to live in a great location.

Tenure: Leasehold
Council Tax band: B
Authority: London Borough of Southwark
Lease length: 152 years remaining (Started in 2021 with a lease of 157 years.)
Ground rent: £150 per annum
Review period: Not subject to increase
Service charge: £1,600 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 3
Entrance on floor: G
Has lift: No
Over commercial premises: No
Parking: Allocated parking space
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Electric heaters
Building safety issues: None
Lease restrictions: The Lease prohibits or restricts alienation
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.

Havil Street,
Camberwell, SE5 7RS

Approx. Gross Internal Area 376 Sq Ft - 34.93 Sq M



Ground 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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