



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

Camberwell Road, London, SE5 | Guide Price £475,000 to £490,000  
Call us today on 020 7708 2002



- Two Bedroom Apartment
- Modern Development
- Southwest facing Balcony
- Communal Gardens & Roof Terrace
- Lease Length: 241 Years Remaining
- Service Charge: £1,952.16 PA
- Ground Rent: £350 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Guide Price £475,000 to £490,000.

A modern and bright two bedroom apartment with a balcony set in a popular development with well-kept communal gardens and a roof terrace!

Internally you are presented with a spacious open-plan reception room, with dual aspect windows offering plenty of natural light. There is space for relaxing and for a dining table and chairs and leads directly out to the private Southwest facing balcony, a great spot to dine al fresco in the warmer months. The modern kitchen area has sleek handleless wall and base units with complementary work tops and built in appliances. The master bedroom is of a generous size, with ample room for a bed and additional furniture and benefits from a built in wardrobe. The second bedroom is perfect for a guest bedroom, home office or nursery and both bedrooms have direct access to the balcony. The smart bathroom has a three piece suite, complete with a shower over the bath, a WC and a sink and has been finished with modern large wall and floor tiles. The property further benefits from secured bicycle storage and access to well-maintained communal gardens and a roof terrace, affording captivating views of the city, including landmarks such as the Shard and the spire of St Giles Church.

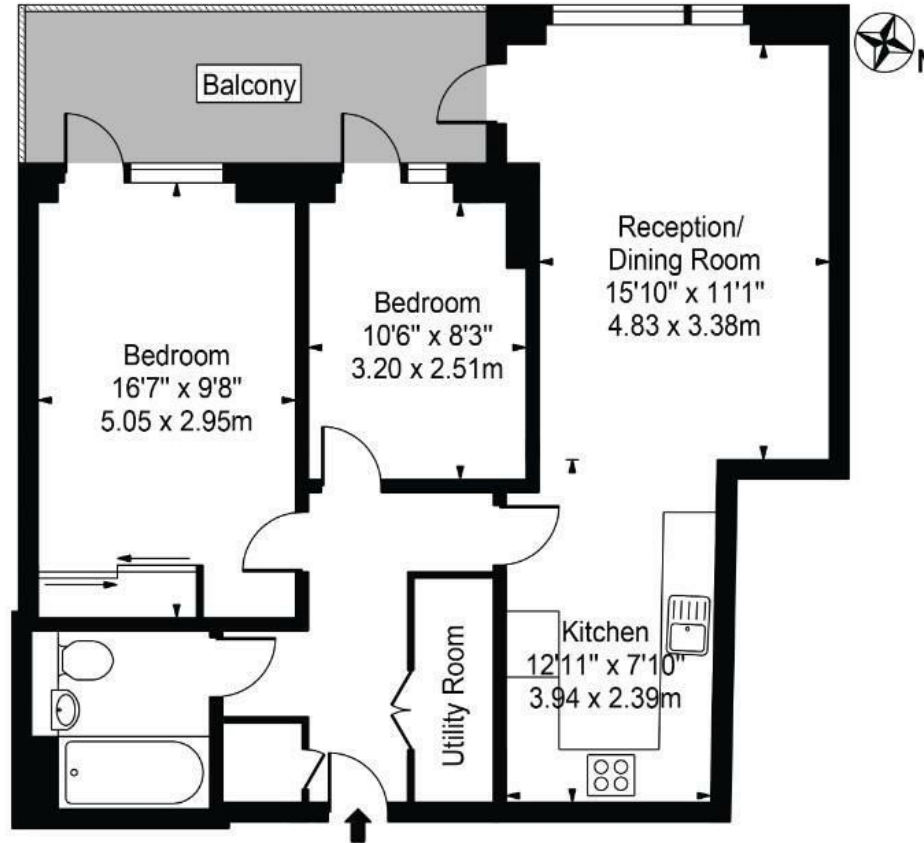
Being in the center of Camberwell, there are plenty of shops for essential needs, food spots, bars and lounging coffee shops mixed in with the vibrant green space. There are many bus stops offering transport links for all over London. Denmark Hill station is 0.7 miles walk away and has an Overground 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.

Tenure: Leasehold  
Council Tax band: D  
Authority: London Borough of Southwark  
Lease length: 241 years remaining (Started in 2017 with a lease of 250 years.)  
Ground rent: £350 per annum  
Review period: Every 10 year in line with RPI  
Service charge: £1,952.16 per annum  
Construction: Standard construction  
Property type: Flat  
Number of floors in building: 7  
Entrance on floor: Ground  
Has lift: Yes  
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: Communal heating system, billed for usage separately to service charge  
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: Low- surface water  
History of flooding: No  
Planning and development: None  
Listing and conservation: None  
Accessibility: Level access, lift access  
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, SE5 0AY

Approx. Gross Internal Area 717 Sq Ft - 66.58 Sq M



Fourth 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.

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