

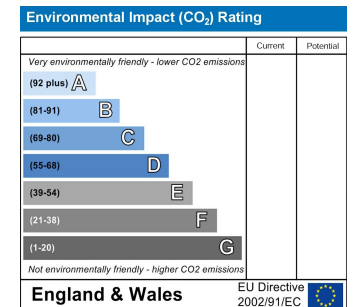
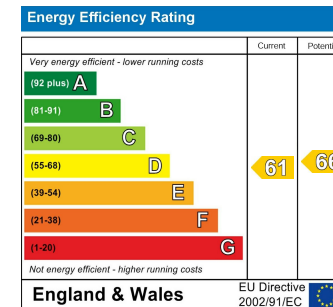


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Benhill Road, London, SE5 | Offers In Excess Of £375,000
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- One Bedroom
- Period Conversion
- Close to Brunswick Park
- Lease Length: 90 Years Remaining (Will be Extended Subject to Offer)
- Service Charge: £921.48 PA
- Ground Rent: £10 PA



A well-presented one-bedroom period conversion flat situated close to the delightful Brunswick Park!

Internally you are presented with a bright and well-proportioned reception room, with two sash windows offering plenty of natural light. There is ample room for relaxing and for a dining table and chairs, shelving built into the alcoves and is finished with neutral décor and stripped wood flooring. The bedroom is of a good size with space for a double bed, additional furniture and benefits from built in wardrobes. The modern kitchen has sleek handleless wall and base units, a complementary work top and a built-in oven and hob, and it is finished with neutral décor and a patterned floor tile. The bathroom has a three-piece suite, complete with a shower over the bath, a WC and a basin with white wall tiling.

The wonderful Brunswick Park is located next to Benhill Road 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. Camberwell Church Street is a 0.3 mile walk away, from which you can hop on a number of buses that will whisk you to Oval, Vauxhall (Victoria) or Elephant & Castle (Northern, Bakerloo) Underground stations in no time. Denmark Hill Station is a 0.7 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, cafes and bars meaning you will be spoilt for choice on your doorstep. Peckham is just down the road and is one of South London's most exciting destinations, with great music, art and food. Brixton is not far in the opposite direction and has become famous in recent years for its fabulous food market and nightlife.

Tenure: Leasehold
Council Tax band: B
Authority: London Borough of Southwark
Lease length: 90 years remaining (Started in 1991 with a lease of 125 years.) Will be extended subject to offer.
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £921.48 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 1
Entrance on floor: Ground
Has lift: No
Over commercial premises: No
Parking: On street, permit required
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: None
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: 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.

Benhill Road, SE5

Approximate gross internal area

48.59 sq m / 523 sq ft



23 sq ft
Ground Floor
Entrance

500 sq ft
First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.

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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