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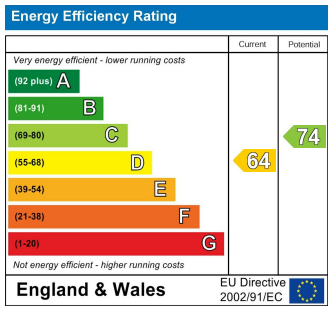
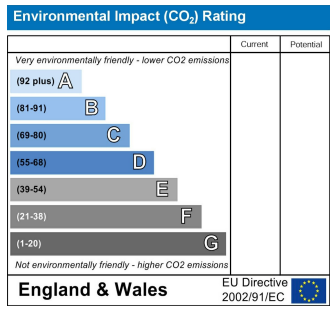
Elmington Estate, London, SE5 | Offers In Excess Of £225,000
Call us today on 020 7708 2002

- Two Bedrooms
- Purpose Built
- Private Balcony
- Close to Burgess Park
- Lease Length: 89 Years Remaining
- Ground Rent: £10 PA
- Service Charge: £3212 PA





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A spacious two-bedroom ex local authority flat with a balcony close to Burgess Park! If you are interested please speak to your broker as this would likely need to be a cash purchase.

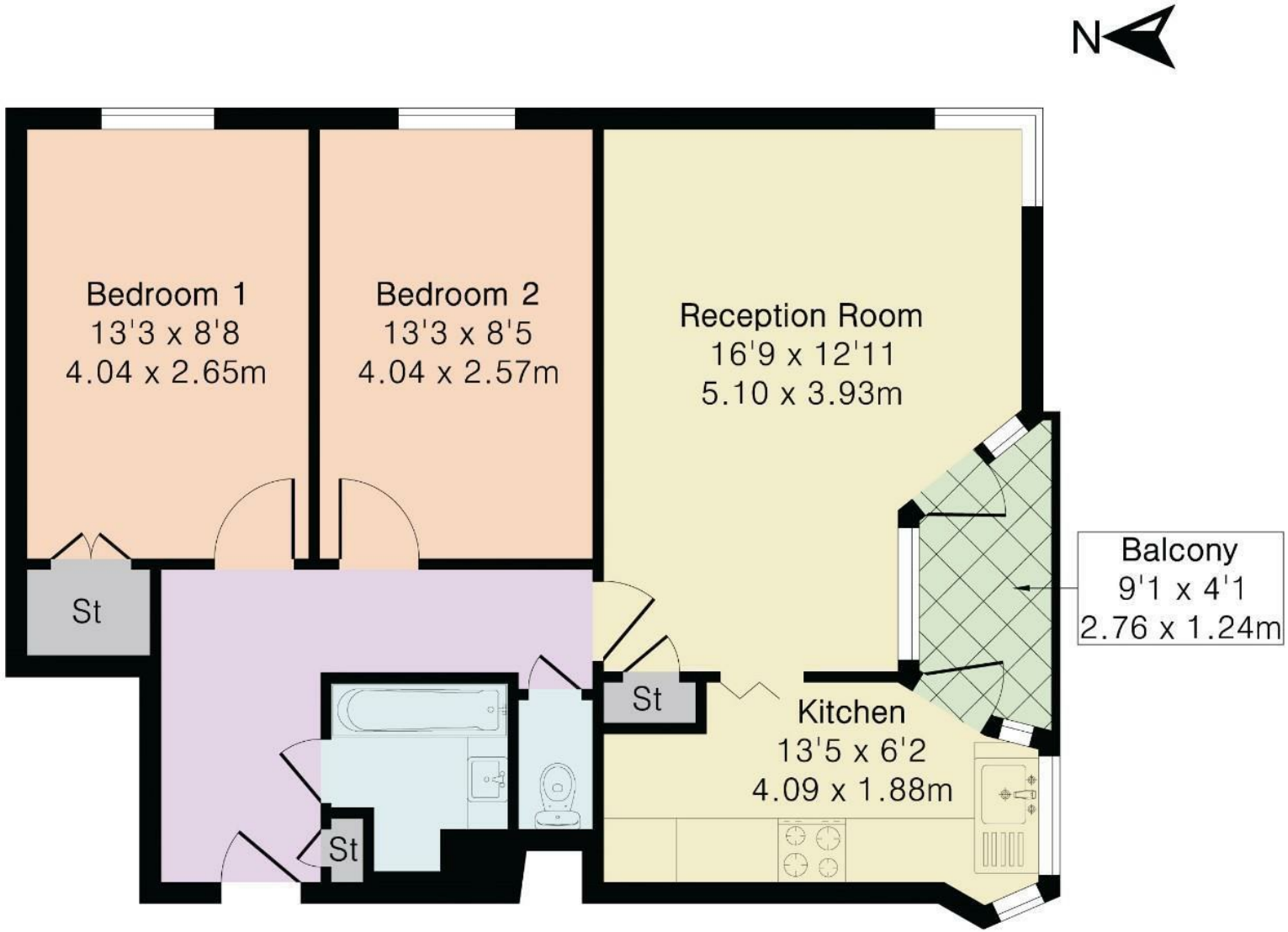
Internally you are presented with a spacious living area, with plenty of space for relaxing and for a dining table and chairs. There is a fitted kitchen with a good range of wood effect wall and base units, an integrated oven and hob, a granite effect work top and a black tiled splash back. The balcony can be accessed via the kitchen and the reception room and is south facing. There are two similar sized double bedrooms, both with space for a bed and additional furniture and benefit from built in storage. The bathroom has a bath with an overhead shower and a sink with storage underneath and is tiled with a patterned tile. There is a separate WC for convenience.

Masterman House is located in the heart of Camberwell and is surrounded by amenities, including local shops, cafes, restaurants, and schools, with a vibrant atmosphere that's popular among families, students, and young professionals. It's also home to several popular pubs, independent coffee shops, and markets, giving it a unique character. There are a number of bus routes running through Camberwell, providing convenient links to Central London and beyond. Denmark Hill Station is a 1 mile walk away or a short bus ride, offering direct services to Victoria, Blackfriars, and St. Pancras International (via Thameslink). The Camberwell Green Park provides a welcoming green space within a 0.4 mile walking distance, ideal for relaxation and outdoor activities. Nearby Ruskin Park (0.9 miles) and opposite Burgess Park offer larger green areas with recreational facilities. Camberwell is a bicycle-friendly area, with dedicated cycling routes connecting to surrounding neighbourhoods and major destinations like Brixton, Peckham, and London Bridge.

Tenure: Leasehold
Council Tax band: B
Authority: London Borough of Southwark
Lease length: 89 years remaining (Started in 1989 with a lease of 125 years.)
Ground rent: £10 per year
Review period: Not subject to increase
Service charge: £3212 approx. per annum
Major Works: Section 20 notice issued for communal heating system replacement approx. £4,477.19, subject to offer amount vendor will pay this cost. Section 20 notice issued for fire safety works, no further information at this stage.
Construction: Standard construction
Property type: Flat
Entrance on floor: 6
Has lift: Yes
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: Communal heating system
Building safety issues: None
Lease restrictions: The title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and right exist and benefit or affect the registered land.
Public right of way through and/or across your house, buildings or land: No
Flood risk: No
History of flooding: No
Planning and development: No
Listing and conservation: None
Accessibility: Lift access, ramp 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.

Approximate Gross Internal Area 652 sq ft - 61 sq m



Sixth Floor

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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

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