



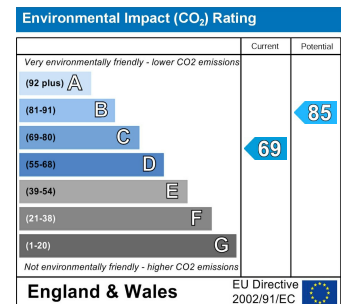
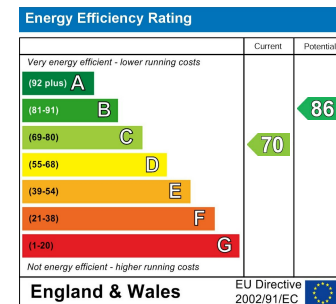
**HUNTERS®**  
HERE TO GET *you* THERE

Kerfield Place, London, SE5 8SX | Guide Price £550,000 to £575,000  
Call us today on 020 7708 2002





- Two Bedroom House
- Modern Kitchen and Bathroom
- Low Maintenance Garden
  - Conservatory
- Allocated Parking Space
  - Chain Free



Guide Price £550,000 to £575,000

A spacious two-bedroom Freehold house with a low maintenance garden and a conservatory! Chain free

On the ground floor you will find a good-sized reception room with plenty of space for relaxing and for a dining table and chairs. The reception leads directly into the conservatory, a perfect space for entertaining guests or a separate dining area. From here you can find the low maintenance paved garden with some established trees at the rear for privacy. You'll also find the modern fitted kitchen with a good range of beech effect wall and base units, granite effect work tops, contrasting wall and floor tiling and an integrated oven and hob. Upstairs you will find two equally sized bedrooms both with space for a double bed and additional furniture, both benefit from built in storage for added convenience. There is a modern bathroom with a three-piece suite, complete with a shower over the bath, WC, a sink with storage underneath and a large wall hung mirror. There is white wall tiling around the bath and contrasting grey floor tiling. The property benefits from an allocated parking space.

The property is conveniently located for all the shops, bars and restaurants of Camberwell including The Kerfield Arms and Theo's Pizza . Denmark Hill train station is located 0.5 miles away and you are also 0.7 miles from Loughborough Junction station which both offer fast, frequent connections to Victoria and the City. Located 0.5 miles away is Ruskin Park with its community gardens, café, play area and summer paddling pool. There are plentiful bus connections from Camberwell that will take you across the city to all the major train stations. The property is also located 0.4 miles from Kings College Hospital.

Tenure: Freehold

Council Tax band: D

Authority: London Borough of Southwark

Construction: Standard construction

Property type: Mid-terrace, House

Parking: Private

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Heating features: Double glazing

Building safety issues: No

Restrictions:

Here is a summary but a property lawyer can advise further: -  
The property is subject to restrictive covenants as outlined in the Transfer document dated 19 June 1984. The original document is filed.

Public right of way through and/or across your house, buildings or land: No

Flood risk: No

History of flooding: No history of flooding has been reported.

Planning and development: Yes -proposed Camberwell Lanes development to the rear of the property.

Listing and conservation: No

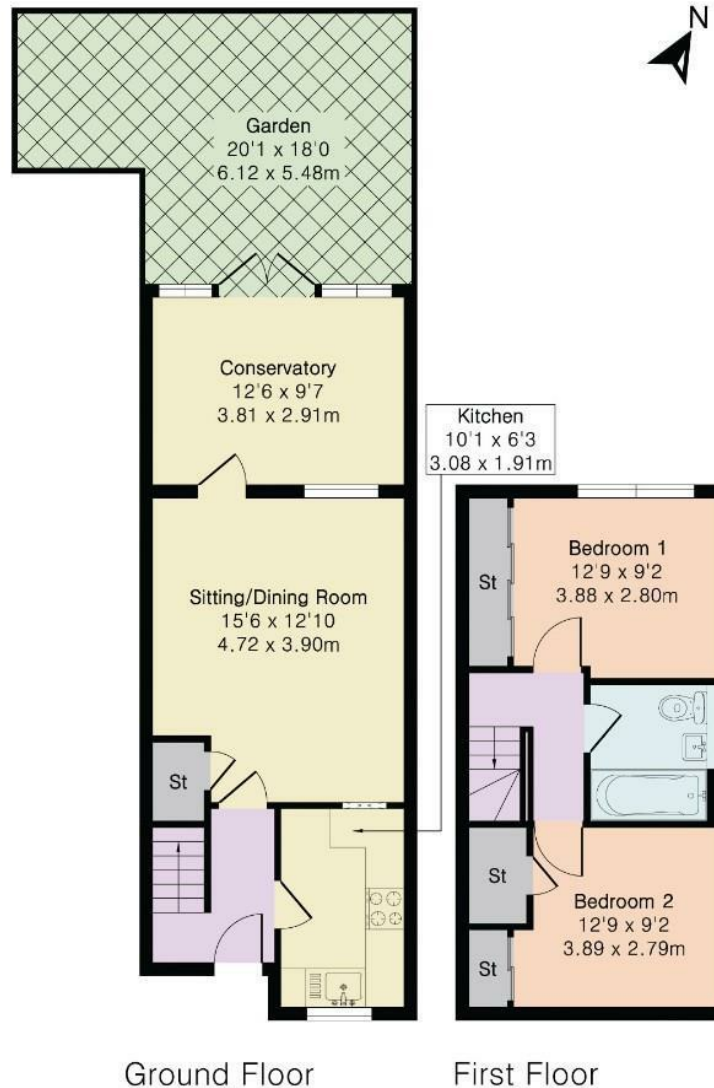
Accessibility: None

Mining: No coal mining risk identified

**Approximate Gross Internal Area 779 sq ft - 73 sq m**

Ground Floor Area 447 sq ft – 42 sq m

First Floor Area 332 sq ft – 31 sq m



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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