





- One Bedroom Apartment
  - Private Garden
  - Garage
- Lease Length: Currently Being Extended to 999 Years
- Service Charge: £2,037.40 PA
- Ground Rent: £50 PA

| 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 |           |

A one bedroom ground floor flat with a garage and private garden in sought after development located in the heart of Camberwell! Chain free!

Internally you are presented with a bright reception room with good proportions and floor to ceiling windows providing plenty of natural light with French doors leading into the private garden that is paved for low maintenance and has some established trees for privacy. The kitchen is off the reception room with space and plumbing for white goods and overlooks the garden. The bedroom benefits from built in wardrobes. The bathroom has a three piece suite, complete with a shower over the bath, a WC and a sink with storage underneath. The property further benefits from a garage in a separate block.

Allendale Close itself is very centrally located but with the benefits of a quiet cul-de-sac. All the shops, bars and restaurants of arty Camberwell are quite literally, just around the corner, as is the leisure centre with pool, new library and Saturday farmers' market on Camberwell Green. Located 0.4 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. Denmark Hill rail station, 0.4 miles away, has fast, frequent connections to Victoria, the City, or via the Overground to Canada Water (for Canary Wharf), Clapham, Shoreditch and Highbury & Islington.

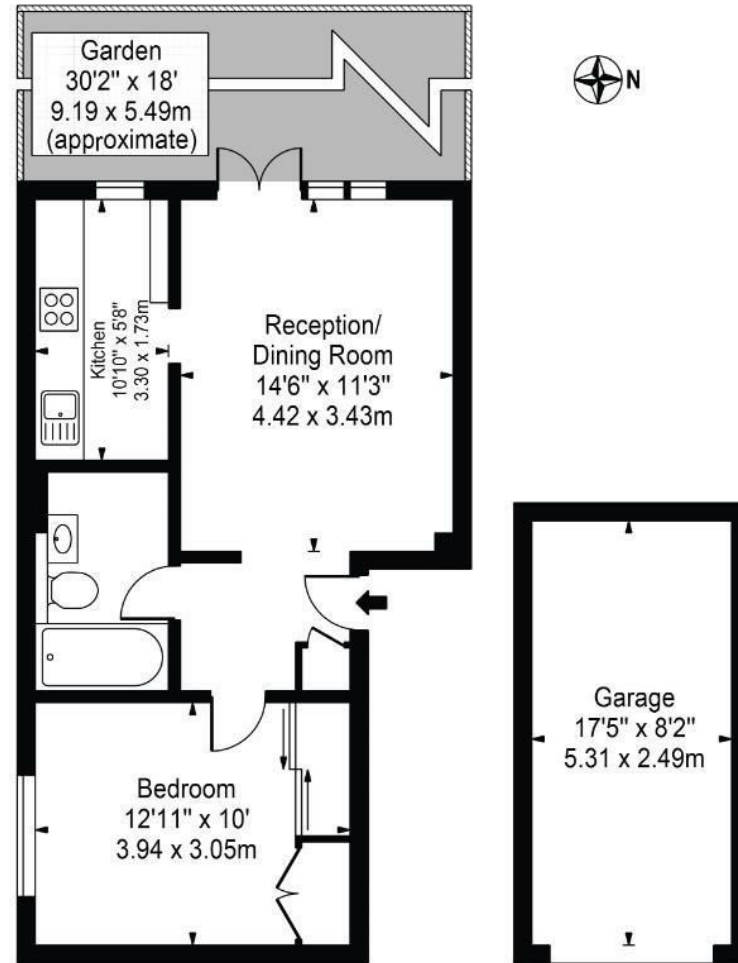
Tenure: Leasehold  
Council Tax band: C  
Authority: London Borough of Southwark  
Lease length: Currently being extended to 999 years prior to completion  
Ground rent: £50 per annum  
Review period: Increasing to £75 in 2047  
Service charge: £2,037.40 per annum  
Construction: Standard construction  
Property type: Flat  
Number of floors in building: 3  
Entrance on floor: Ground  
Has lift: No  
Over commercial premises: No  
Parking: Garage  
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: Low - surface water  
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.

## Allendale Close, SE5 8SG

Approx. Gross Internal Area 461 Sq Ft - 42.83 Sq M  
(Excluding Garage)

Approx. Gross Internal Area Of Garage 144 Sq Ft - 13.38 Sq M



### Ground 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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