



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

Champion Park, London, SE5 | Guide Price £425,000  
Call us today on 020 7708 2002



- Three Bedrooms
- Purpose Built
- South Facing Balcony
- Lease Length: 89 Years Remaining
- Service Charge: £3,621 PA
- Ground Rent: £10 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 |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (81-91) A   |  |                         |           |
| (69-80) B   |  |                         |           |
| (55-68) C   |  |                         |           |
| (39-54) D   |  |                         |           |
| (21-38) E   |  |                         |           |
| (1-20) F  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

A well-presented three-bedroom purpose built flat with a balcony near to the delightful Ruskin Park! Chain free!

Internally you are presented with a good-sized reception room that has plenty of natural light from the dual aspect windows and ample space for relaxing and for a small dining table and chairs. The reception room leads onto the south facing balcony which makes the perfect spot to enjoy your morning coffee. There is a modern kitchen with a good range of white wall and base units with complementary work tops, built in appliances and a white metro tiled splash back. There are three bedrooms, all with space for a bed and additional furniture. The bathroom has a bath with an overhead shower and a sink and there is a separate WC with a sink for added convenience, both finished in the same style with a patterned floor tile and white wall tiling.

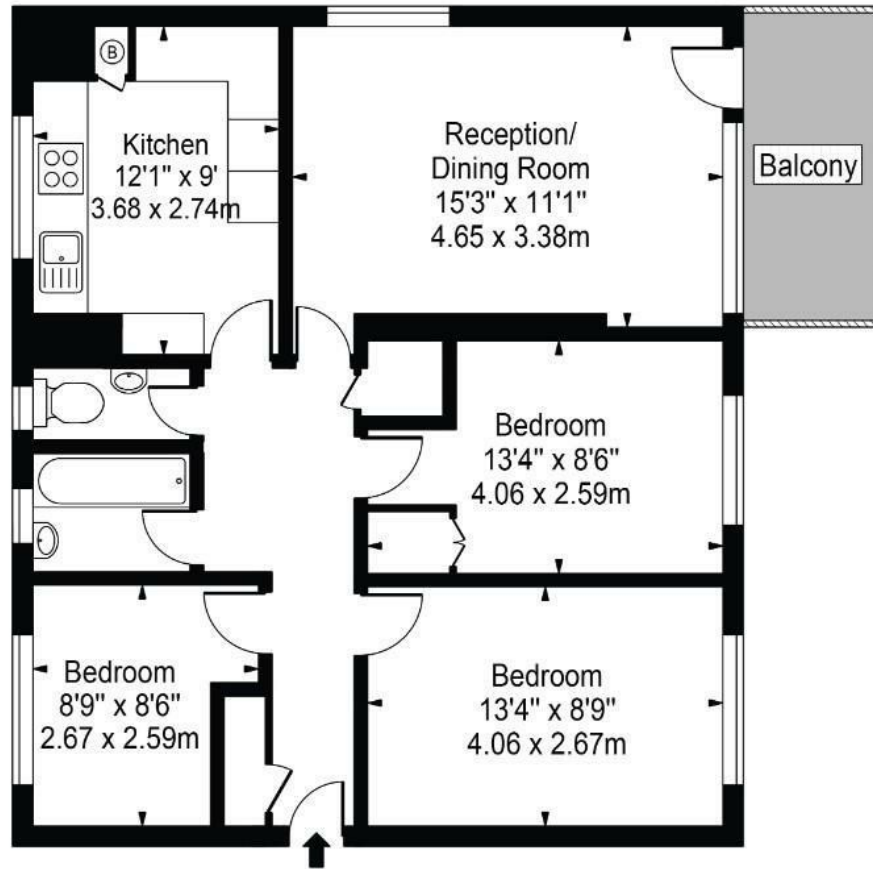
The property is situated in a quiet, leafy, residential area. Denmark Hill train station is 0.2 miles away and will get you to Victoria or you can also hop on to Thameslink services from here and East Dulwich train station is 0.9 miles away providing connections to London Bridge. On the weekends, enjoy the greenery, café, play areas and community gardens of Ruskin Park (0.1 miles) and the bars, restaurants, leisure centre (with pool) and Saturday farmers' market in arty Camberwell.

Sellers comments - "We've loved how peaceful the flat is, despite being just a two minute walk from the station and one of London's best parks. As a family with a toddler, having a playground right next door has been a gift. The green space outside our balcony has felt like an extension of our home, perfect for picnics and gatherings. We've also really appreciated how comfortable the flat stays during summer heatwaves."

Tenure: Leasehold  
Council Tax band: B  
Authority: London Borough of Southwark  
Lease length: 89 years remaining (Started in 1990 with a lease of 125 years.)  
Ground rent: £10 per annum  
Review period: Not subject to review  
Service charge: £3,621 per annum  
Construction: Standard construction  
Property type: Purpose built flat  
Number of floors in building: 6  
Entrance on floor: Ground  
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: 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: No  
History of flooding: No  
Planning and development: None  
Listing and conservation: No  
Accessibility: Level access via ramp  
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.

Hannen House,  
 Champion Park, SE5 8TE  
 Approx. Gross Internal Area 738 Sq Ft - 68.56 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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