



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

Shenley Road, London, SE5 | £450,000  
Call us today on 020 7708 2002



- One Bedroom Period Conversion
- Generously Sized Over 65 sq m
- Landscaped Southwest Facing Garden
  - Cellar
  - Share of Freehold
- Lease Length: 999 Years Remaining

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			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

A generously sized, over 65 sq m, ground floor one bedroom period conversion with a landscaped garden and a cellar! Share of Freehold!

Internally you are presented with a good-sized reception room with a bay window offering plenty of natural light and plenty of space for relaxing. The room is finished with neutral décor and painted wood flooring and benefits from built in wall shelving. There is a kitchen/diner to the rear, a great space for entertaining guests. The kitchen area has white wall and base units, white work tops and a green tiled splash back with an integrated oven and hob, the dining area has plenty of space for a dining table and has a bay window and French doors leading into the garden area. The Southwest facing, architect-designed garden is a standout feature of the property, it has been landscaped with a raised patio area and some established plants and trees in the borders, creating an outdoor oasis. The bedroom has plenty of space for furniture in addition to a double bed, benefitting from some built-in shelving and also has access to the garden through double doors to the side return. The bathroom has a double shower cubicle, a WC and a sink with storage underneath and is finished with large wall and floor tiling.

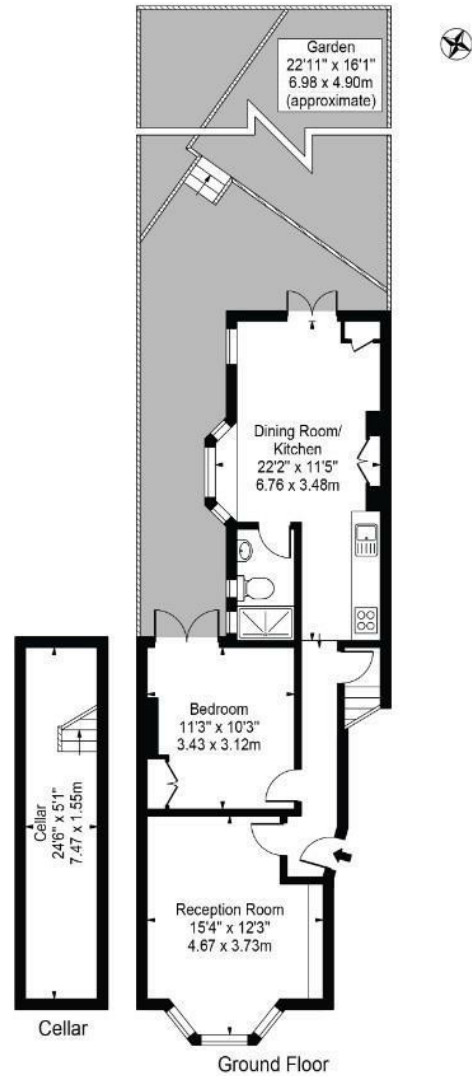
Denmark Hill station is 0.5 mile walk away, providing a fast service to Victoria. Peckham Rye station is only a 0.6 mile walk away for fast trains to Victoria and London bridge and the Thameslink line, as well as Overground services between Clapham Junction and Highbury and Islington (via Shoreditch). From Peckham Road you can catch many buses into Oxford Circus, South Kensington, Paddington, Elephant & Castle and Waterloo. The property is 0.1 miles away from Lucas Gardens, a lovely public park. Camberwell has an ever-growing number of great restaurants. Wander along Peckham Road to the South London Gallery for a wide variety of exhibitions, and a café serving a great weekend brunch.

Tenure: Share of Freehold  
Council Tax band: C  
Authority: London Borough of Southwark  
Lease length: 999 years remaining  
Ground rent: Not payable  
Buildings Insurance: £341.66 approx per annum  
Construction: Standard construction  
Property type: Flat, conversion  
Number of floors in building: 3  
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: Low  
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.

# Shenley Road, SE5

Approx. Gross Internal Area 705 Sq Ft - 65.50 Sq M



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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