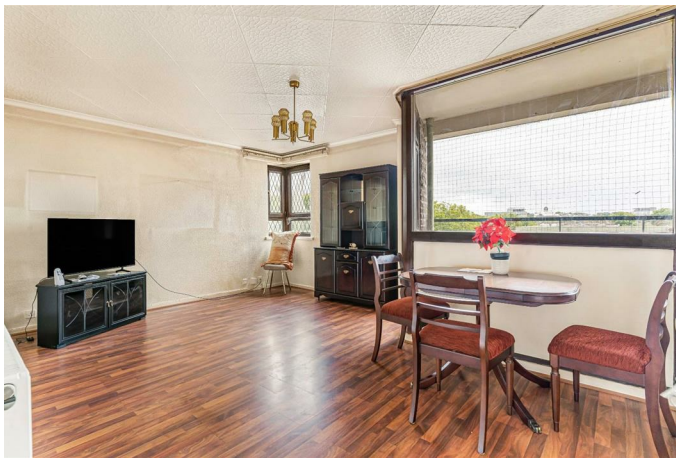




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- Two Bedrooms
- Purpose Built
- Private Balcony
- Close to Burgess Park
- Lease Length: 89 Years Remaining
- Ground Rent: £10 PA
- Service Charge: £3212 PA

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		
	64	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

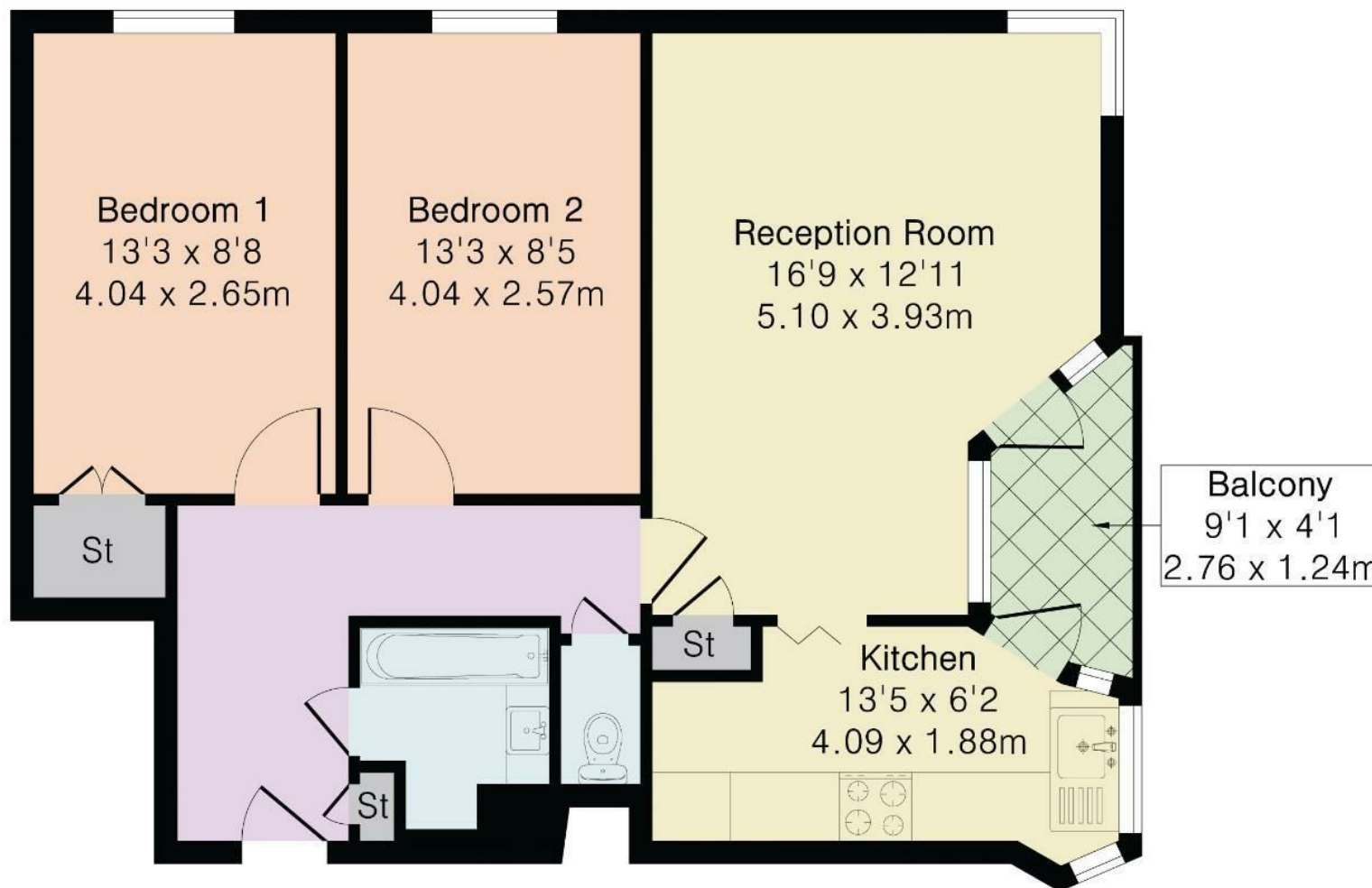
Planning and development: No

Listing and conservation: None

Accessibility: Lift access, ramp access

Mining: No coal mining risk identified

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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