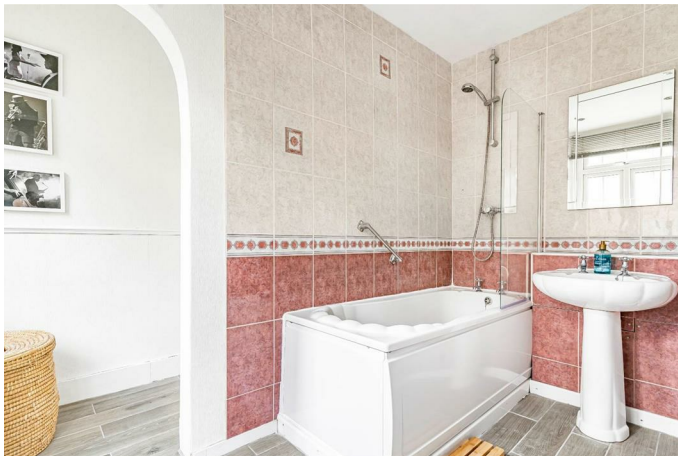


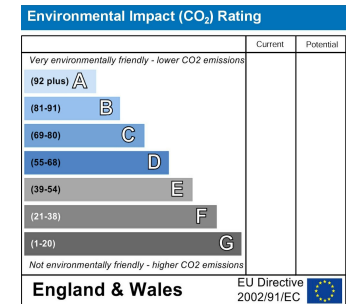
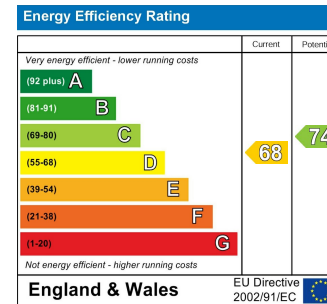


**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Lomond Grove, London, SE5, SE5 | Guide Price £325,000 to £350,000  
Call us today on 020 7708 2002



- One Bedroom Flat
  - Purpose Built
- Victorian Mansion Block
- Lease Length: 144 Years Remaining
  - Ground Rent: Peppercorn
  - Service Charge: £2004 PA



Guide Price £325,000 to £350,000!

A good sized one-bedroom flat set within a purpose-built Victorian mansion block!

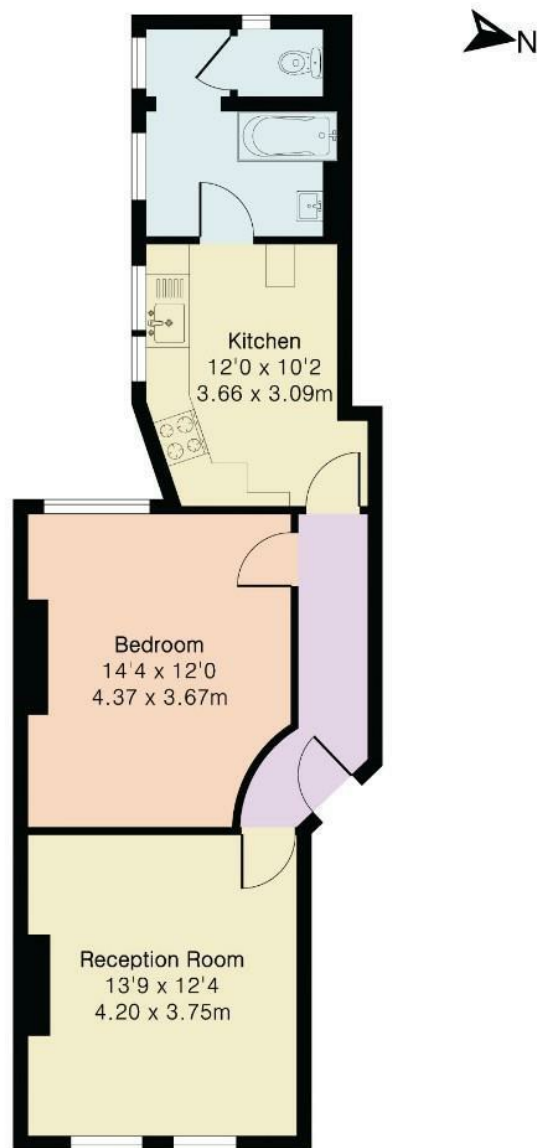
Internally you are presented with a good-sized reception room, with plenty of space for relaxing. The room is finished with carpeting, neutral décor and the double sash window allows for ample natural light. There is a spacious eat-in kitchen with space for a small dining table and another double sash window, a good range of wood effect wall and base units, granite effect work tops, a wine shelf, and a tiled splash back and floor. There is a generous bedroom with plenty of space for a bed and for additional furniture and the room is finished with neutral décor and carpeting. There is a modern bathroom with a three-piece suite complete with a shower over the bath, a sink and a WC.

You can easily access Camberwell Road and a 0.4 mile walk to Camberwell Church Street where you will find several supermarkets and eclectic mix of restaurants, cafes, bars and local pubs. You'll also find many bus routes into Oxford Circus, South Kensington and Battersea. Denmark Hill station is located 0.9 miles away where you can get a train into London Victoria, Blackfriars or Dalston Junction. Oval station is 1.1 miles away offering the Northern Line. We are spoilt for choice in Camberwell for green spaces with several large parks including Burgess Park, which has designated cycle routes, a gorgeous lake, tennis courts and barbeque facilities.

Tenure: Leasehold  
Council Tax band: B  
Authority: London Borough of Southwark  
Lease length: 144 years remaining (Started in 1980 with a lease of 189 years.)  
Ground rent: Peppercorn  
Service charge: £2004 per annum  
Construction: Standard construction  
Property type: Flat  
Number of floors: 4  
Entrance on floor: 2  
Has lift: No  
Over commercial premises: No  
Parking: On estate, 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: No  
Lease restrictions: No pets  
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: 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.

Approximate Gross Internal Area 587 sq ft - 55 sq m



Second 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

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