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Vestry Road, London, SE5 | Offers Over £500,000
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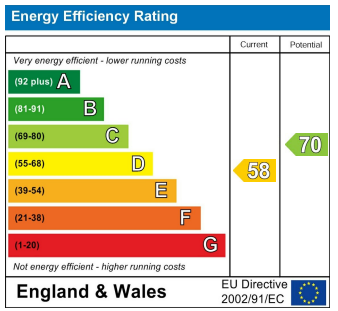


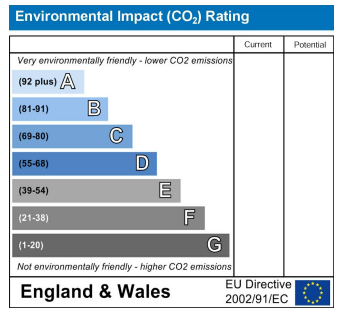






- Two Bedroom Flat
- Split Level
- Private Roof Terrace
- Charming and Characterful
- Lease Length: 146 Years Remaining
- Service Charge (building insurance): £500 PA approx.





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A charming and characterful split level two-bedroom flat with a roof terrace, set over almost 100 sq m, offering versatile and generous living space!

Sellers comments - "We have loved living in the property as it's spacious and is light and bright, more like a house than a flat. The terrace is great to sit on first thing in the morning sun and in the evening to watch the sun set over St Giles's church spire. Camberwell itself is wonderful, a foodie paradise with plenty of green spaces, and arts and crafts."

The property is bright, well-presented and of generous proportions throughout. On the first floor you'll find a spacious and bright reception room, with striped wood flooring and a feature wallpaper the room is filled with character. The eat-in kitchen has plenty of space for a dining table and chairs, a good range of white wall and base units and butchers block work tops, a butlers sink, a white metro tiled splashback and a blue feature wall. The bathroom has a three-piece suite complete with a shower over the bath, a WC and sink with storage underneath and is finished with localised white wall tiles and floor tiling. The roof terrace is the perfect spot to dine al fresco or enjoy drinks with friends, or plant a herb garden. Upstairs there are two generously sized bedrooms, the master bedroom has two windows keeping it bright and a charming feature fireplace and the second bedroom benefits from built in wardrobes.

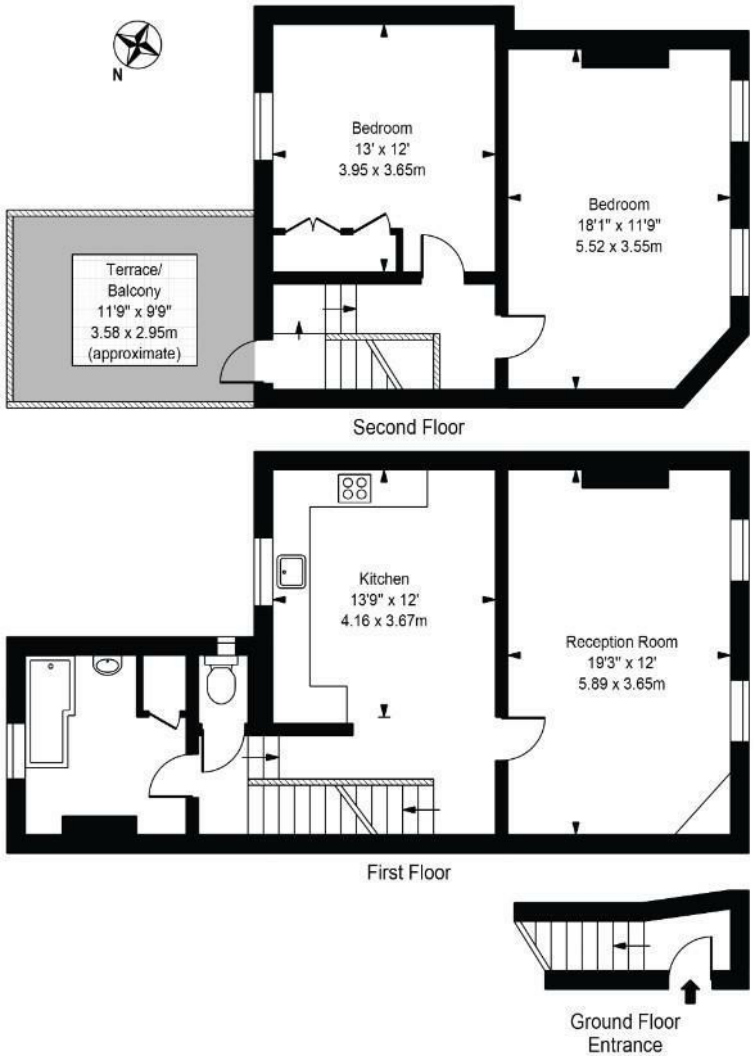
The property is 0.2 miles away from Lucas Gardens, a lovely public park. Denmark Hill station is 0.4 miles away providing a fast service to Victoria as well as direct Thameslink services via Farringdon to King's Cross and the Windrush Line. Peckham Rye station is also 0.6m away with fast trains to London Bridge. You are just around the corner from the amazing Toad Bakery and Mondo Sando Cafe. One of London's best Jazz clubs in the crypt of St Giles's Church (0.4 m away) is a true hidden gem. The Camberwell Arms is 0.4 away for a top Sunday roast. This flat is truly in the heart of the best of Camberwell.

Tenure: Leasehold
Council Tax band: A
Authority: London Borough of Southwark
Lease length: 146 years remaining (Started in 1983 with a lease of 189 years.)
Ground rent: Not payable
Service charge (building insurance): £500 approx. per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 2
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: None
History of flooding: None
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.

Vestry Road, SE5 8PG

Approx. Gross Internal Area 1073 Sq Ft - 99.69 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

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