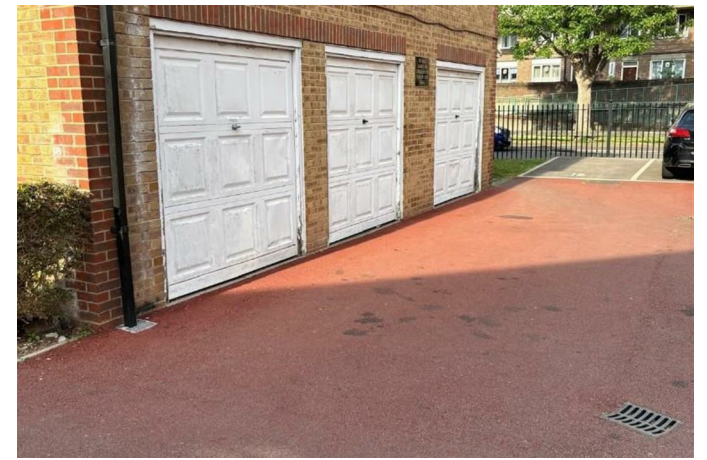


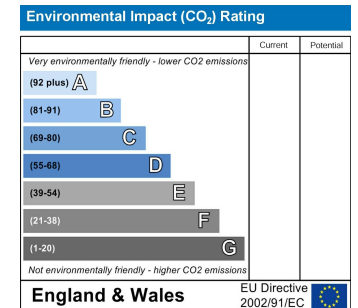
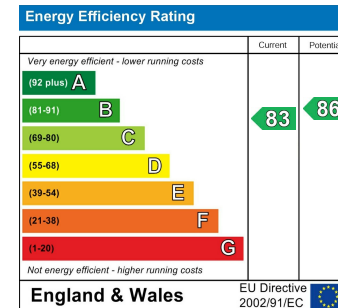


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HERE TO GET *you* THERE

Gables Close, London, SE5, London, SE5 | Guide Price £300,000 to £325,000
Call us today on 020 7708 2002



- One Bedroom Apartment
 - Garage
- Modern Kitchen and Bathroom
 - Close to Brunswick Park
 - Lease 111 Years Remaining
 - Ground Rent £200 per Annum
- Service Charge £1,650 per Annum



Guide Price £300,000 to £325,000

A modern and contemporary one bedroom apartment with garage near to Brunswick Park!

Entering the reception room, the warm décor and complimentary wooden flooring creates a welcoming atmosphere, there is space for relaxing and a small dining table and chairs. The semi open plan kitchen area has a chic tiled splashback, white wall and base units with gold hardware and an integrated oven and hob. You'll find a contemporary and smart bathroom with a three-piece suite and a shower over the bath, storage under the sink for added convenience and stylish metro tiling and contrasting flooring. The bedroom has the same neutral décor and flooring found in the rest of the apartment with space for a bed and furniture. The apartment further benefits from a private garage.

The wonderful Brunswick Park which is nearby offers free tennis courts and a children's play area, making it a valuable community asset. Camberwell Green has become a real focal point to the area with its weekend farmers market and established art scene helping build on this already tight knit and friendly community. Camberwell Church Street is a 0.4 mile walk from which you can hop on several buses that will whisk you to Oval, Vauxhall (Victoria) or Elephant & Castle (Northern, Bakerloo) Underground stations. Denmark Hill Station is a pleasant 0.8 mile walk away and offers fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington. Camberwell Church Street has seen a boom in the number of fantastic independent restaurants and there is a 24/7 Gym located on Southampton Way.

Tenure: Leasehold

Council Tax band: B

Authority: London Borough of Southwark

Lease length: 111 years remaining (Started in 2011 with a lease of 125 years)

Ground rent: £200 a year (Not subject to increase)

Service charge: £1,650 a year

Construction: Standard construction

Property type: End-terrace, Flat

Number of floors: 2

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Parking: Private, Garage

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Electricity

Heating features: Night storage

Building safety issues: No

Restrictions

Covenant: Not at any time to permit the name St Giles Hospital to be used as a trading name or trade description by any business carried out at or from the property.

Rights and easements

Here is a summary but a property lawyer can advise further:- The land has the benefit of the rights granted by a Transfer of the freehold estate dated 22 December 1995. -

Any legal easements referred to in clause LR11.1 of the registered lease.

Public right of way through and/or across your house, buildings or land: No

Flood risk: Yes

History of flooding: No history of flooding has been reported.

Planning and development: No

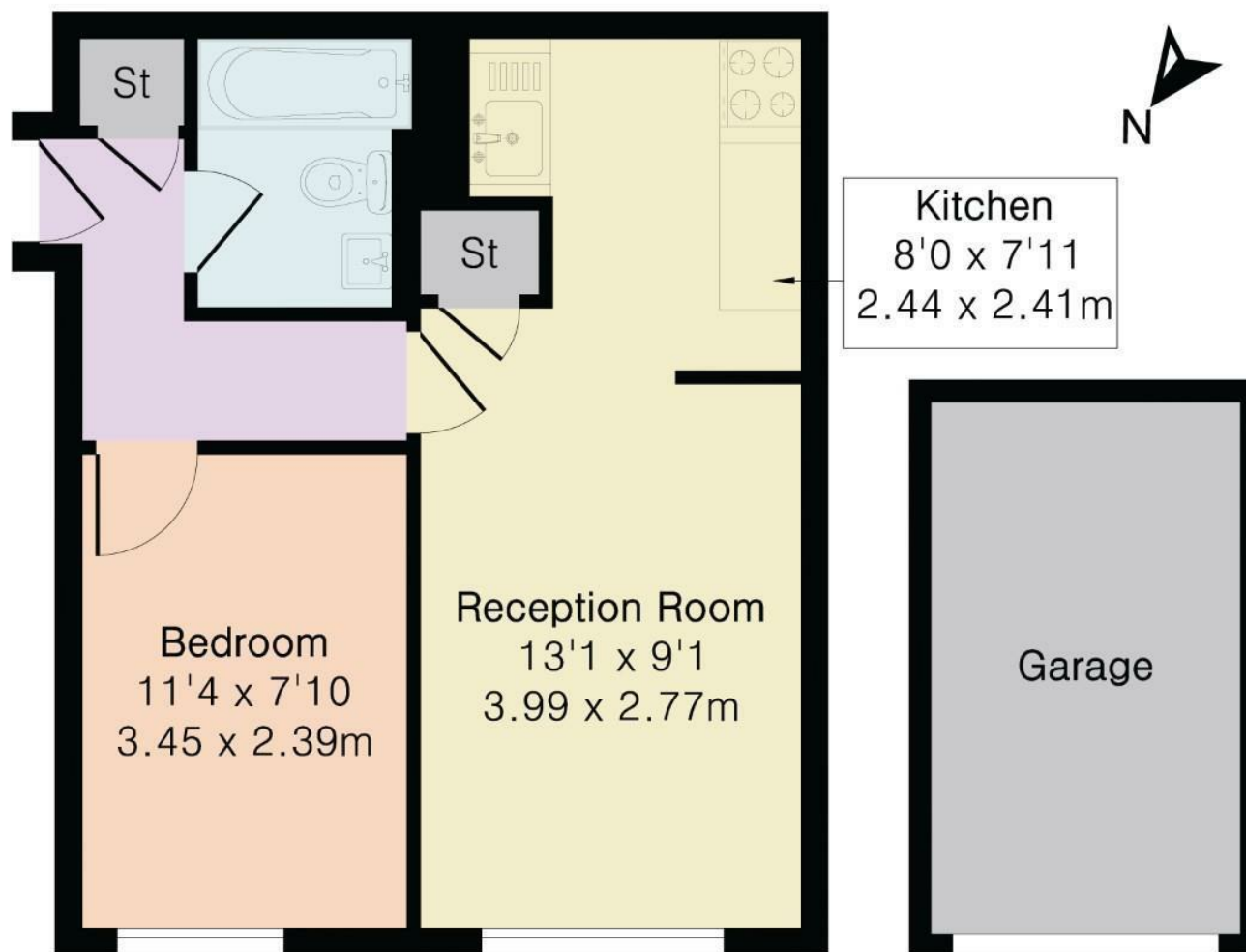
Listing and conservation: No

Accessibility: None

Coalfield or 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 372 sq ft - 35 sq m



First 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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