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Hopewell Street, London, SE5 | Offers In Excess Of £400,000
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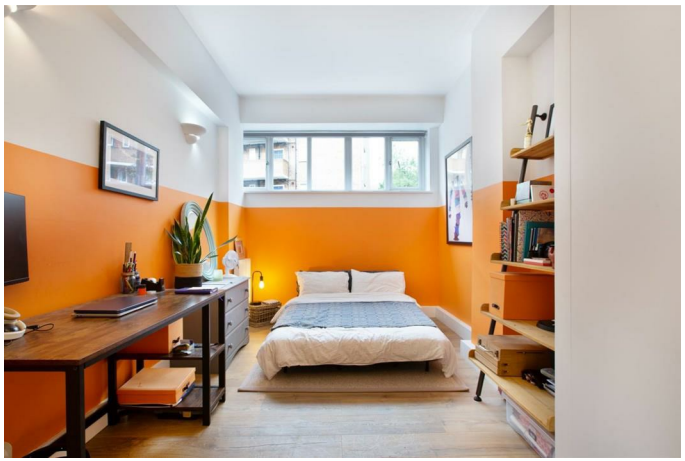
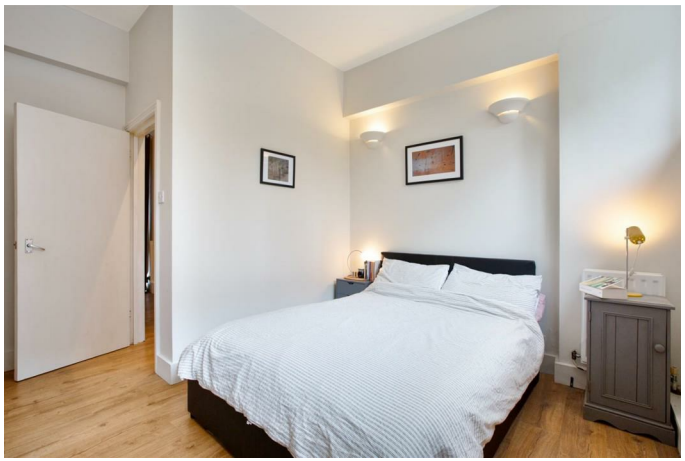
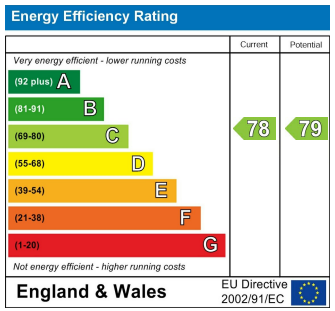
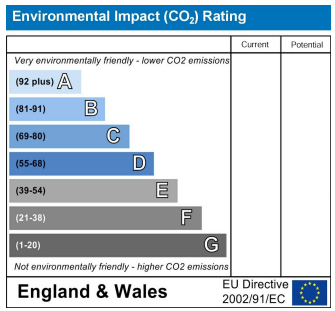




- Two Bedroom Apartment
- Ground Floor
- Modern Finish Throughout
- Designated Secure Parking
- Gated Development
- Lease Length: 177 Years Remaining
- Service Charge: £1,815 PA
- Ground Rent: Not Payable





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A modern and contemporary two-bedroom ground floor apartment with designated parking in a secure development close to Burgess Park!

Internally you are presented with a spacious reception room, with plenty of space for relaxing and for a dining table and chairs. The room has been finished with wood flooring that you'll find throughout the property and dark green painted feature walls. The kitchen is finished in a timeless style with a good range of wall and base units, butchers block work tops, a metro tiled splash back and a built-in oven and hob. There are two good-sized bedrooms, both with space for a bed and additional furniture and they both benefit from built in wardrobes. The sleek bathroom has a three-piece suite, complete with a shower over the bath, a WC and a sink with storage underneath, it is finished with metro tiling on the walls and contrasting floor tiles. The property is in a gated development and benefits from a designated parking space in an underground secure garage.

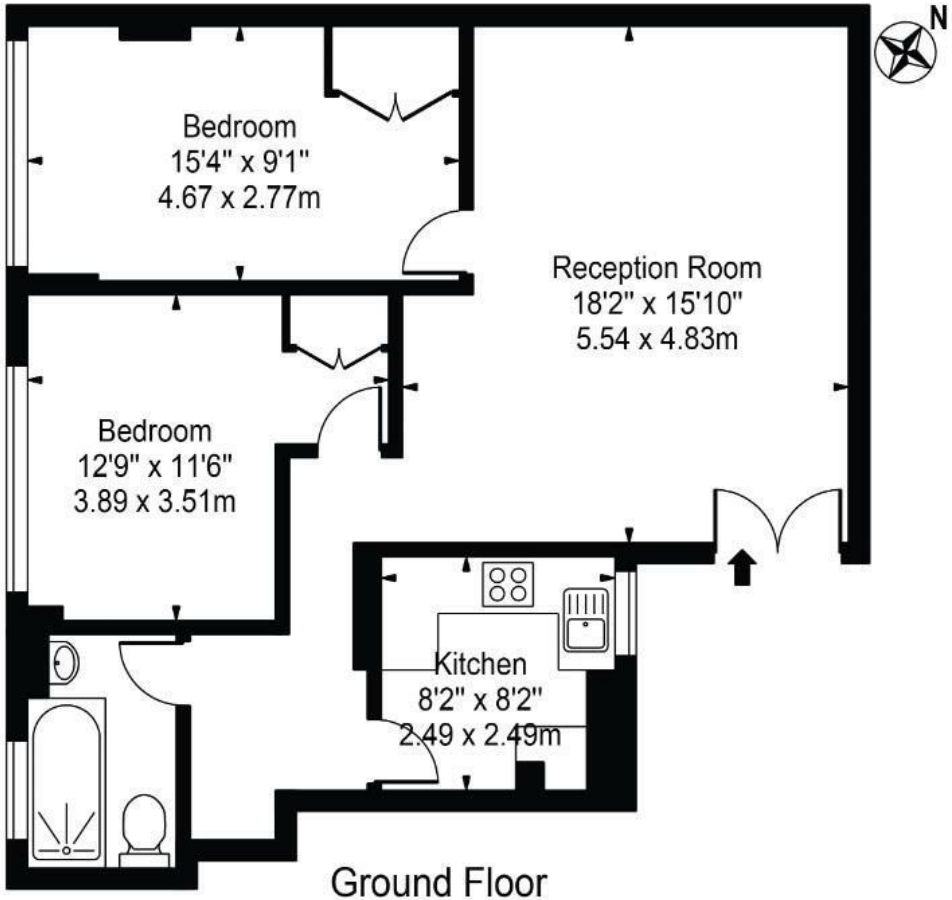
The property is located 0.3 miles from Burgess Park, Southwark's largest green space offering a playpark, lake and cycle routes. The wonderful Brunswick Park is located 0.2 miles away and offers free tennis courts and a children's play area, making it a valuable community asset. Camberwell Green has become a real focal point to the area with its weekend farmers market and established art scene. Camberwell Church Street is a 0.3 mile walk away, from which you can hop on a number of buses that will whisk you to Oval, Vauxhall (Victoria) or Elephant & Castle (Northern, Bakerloo) Underground stations in no time. Denmark Hill Station is a 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, cafes and bars meaning you will be spoilt for choice on your doorstep. Peckham is just down the road and is one of South London's most exciting destinations, with great music, art and food.

Tenure: Leasehold
Council Tax band: C
Authority: London Borough of Southwark
Lease length: 177 years remaining (Started in 1988 with a lease of 215 years.)
Ground rent: Not payable
Service charge: £1,815 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 4
Entrance on floor: G
Has lift: No
Over commercial premises: No
Parking: Designated space in secure underground garage
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: The Lease prohibits or restricts alienation.
Public right of way through and/or across your house, buildings or land: No
Flood risk: Yes - surface water
History of flooding: No
Planning and development: None
Listing and conservation: None
Accessibility: Level access
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.

Hopewell Yard, SE5 7QS

Approx. Gross Internal Area 727 Sq Ft - 67.54 Sq M



Ground Floor

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.

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