



HUNTERS[®]

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Hascombe Terrace, London, SE5 | £650,000
Call us today on 020 7708 2002



- Terraced House
- Three Bedrooms
 - Garden
- Separate Garage
- Located in the Heart of Camberwell

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		73	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 well-proportioned three-bedroom terraced house with a garden and a garage in the heart of Camberwell!

On the ground floor you'll find a good-sized reception area, with plenty of space for relaxing. There is also a separate area for dining that leads out into the outside space. The garden has a small patio area where you can dine al fresco or entertain guests with a BBQ in the summer, there is also a grassy area with some well-established plants and trees on the borders, perfect for a keen green thumb. The kitchen has a good range of wall and base units, contrasting work tops and space and plumbing for white goods. The ground floor has engineered wood flooring and benefits from a small lobby area and storage cupboard under the stairs.

Upstairs there are two good sized double bedrooms and a third bedroom perfect for a guest bedroom, nursery or home office. The bathroom has a three piece suite complete with a shower over the bath, a sink and WC and is finished with localised wall tiling and lino flooring.

The property further benefits from a garage in a separate block.

The property is conveniently located for all the shops, bars and restaurants of Camberwell including The Kerfield Arms and Theo's Pizza . Denmark Hill train station is located 0.4 miles away and you are also 0.6 miles from Loughborough Junction station which both offer fast, frequent connections to Victoria and the City. Located 0.3 miles away is Ruskin Park with its community gardens, café, play area and summer paddling pool. There are plentiful bus connections from Camberwell that will take you across the city to all the major train stations. The property is also located 0.3 miles from Kings College Hospital.

Tenure: Freehold

Council Tax band: D

Authority: London Borough of Southwark

Construction: Standard construction

Property type: Mid-terrace house

Number of floors of building: 2

Entrance on floor: Ground

Has lift: No

Over commercial premises: No

Parking: Garage, street parking 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

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

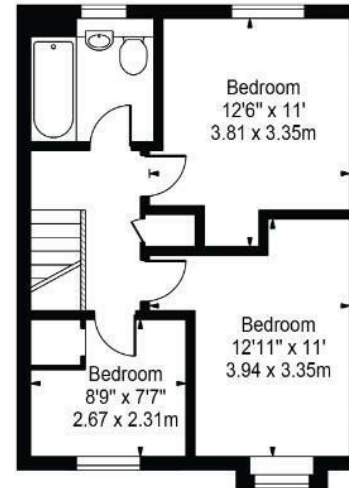
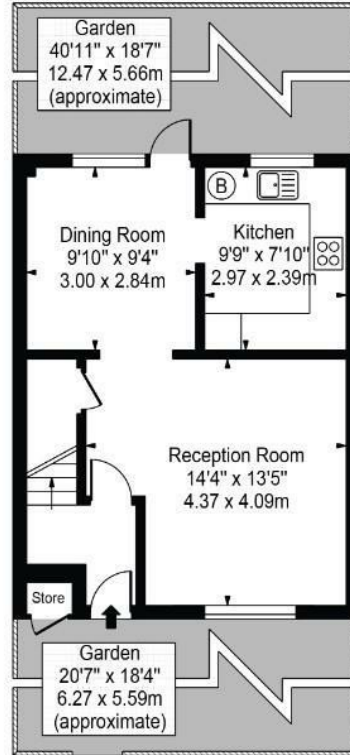
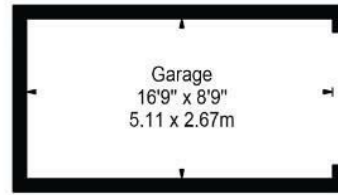
Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Hascombe Terrace, SE5 8SQ

Approx. Gross Internal Area 830 Sq Ft - 77.11 Sq M

(Excluding Garage & Store)

Approx. Gross Internal Area Of Garage 147 Sq Ft - 13.66 Sq M



First Floor

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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