

HUNTERS®
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Edmund Street, London, SE5 | Guide Price £345,000 to £350,000
Call us today on 020 7708 2002

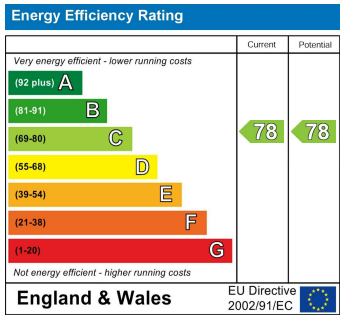


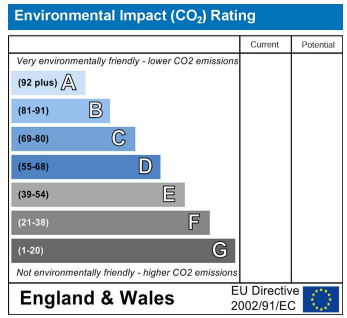






- One Bedroom Apartment
- Private Balcony
- Modern Kitchen and Bathroom
- Communal Roof Terrace
- Lease Length: Currently Being Extended to 180 Years Upon Completion
- Service Charge: £1,989 PA
- Chain Free





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A chain-free one-bedroom apartment for sale in Camberwell, near Burgess Park, with a private balcony, lift access and communal roof terrace.

Internally you are presented with a generously sized, L-shaped open plan reception room, with space for a dining table and is finished with wooden flooring and neutral décor. The modern fitted kitchen area has chic wood effect wall and base units with complementary hardware, white work tops and a built-in oven and hob. From the reception room you can directly access your private balcony with space for al fresco dining in the warmer months. The bedroom has floor to ceiling windows allowing for ample natural light and has plenty space for a double bed and additional furniture, the room has carpeting and neutral décor. There is a smart and sleek bathroom with a three-piece suite, with a shower over the bath, a sink, a WC and a wall hung mirror. There is large beige wall and floor tiling and heated towel rail. The property further benefits from built in storage in the hallway and access to a communal roof terrace.

Camberwell Road is 0.2 miles way for frequent buses that whisk you to Elephant & Castle tube station. From here, you can hop onto the Northern line, Bakerloo line, overland rail services, and a myriad of bus routes that connect you to the whole of the city. Nestled between Camberwell and Peckham, you are spoilt for choice when it comes to entertainment. Camberwell has long been known for its artistic connections, and every year sees welcome additions to the string of acclaimed independent galleries, restaurants, and cafes. The award-winning Burgess Park is less than 0.1 miles away, and it is Southwark’s largest park. It has had significant investment over the years and features a lovely lake, tennis courts and a cafe.

Tenure: Leasehold
Council Tax band: C
Local authority: London Borough of Southwark
Lease length: 90 years remaining (Currently being extended to 180 years upon completion)
Ground rent: Not payable upon completion of the lease extension
Service charge: £1,989 a year
Construction: Standard construction
Property type: Other build form, Flat
Number of floors: 4
Has lift: Yes
Over commercial premises: No
Parking: None
Disabled parking: Yes
Controlled parking zone: Yes
Electricity: Mains electricity (Mains electricity supply is connected.)
Solar panels: No
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: To be provided. Triple glazing is installed.
Building safety issues: No
Restrictions:
Here is a summary but a property lawyer can advise further: - The lease restricts the ability to sell, transfer, or sublet the property without meeting certain conditions.
Rights and easements:
Here is a summary but a property lawyer can advise further:- The lease includes legal easements, which are rights to use parts of the property or land for specific purposes, as outlined in the lease agreement.
Public right of way through and/or across your house, buildings or land: No
Flood risk: A flood risk has been identified.
History of flooding: No history of flooding has been reported.
Planning and development: No
Listing and conservation: No
Accessibility: Lift access, Wide doorways
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 555 sq ft - 52 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.

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