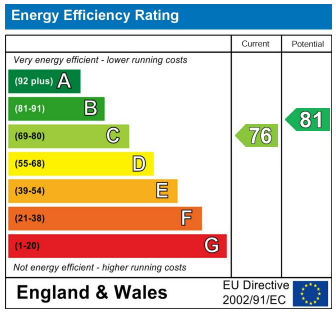
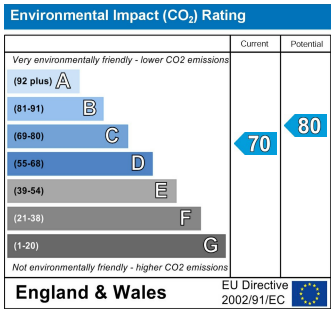
HUNTERS®

HERE TO GET *you* THERE

Kinglake Street, London, SE17 | Offers In Excess Of £300,000
Call us today on 020 7708 2002

- Two Bedrooms
- Purpose Built
- Lease length: 102 years remaining
- Service Charge: £1,756.87 PA
- Ground Rent: £10 PA





HUNTERS®
HERE TO GET *you* THERE

A first floor, two-bedroom purpose built flat located close to the delightful Burgess Park!

Internally you are presented with a bright reception room, with a feature fireplace and ample room for relaxing and for a dining table and chairs. The kitchen has white wall and base units with a granite effect work top, additional shelving and space and plumbing for white goods. Both bedrooms are of a good size, with space for a double bed and additional furniture and both are finished with striped wood flooring and neutral décor. The bathroom has a claw foot bath complete with overhead shower, a WC and a sink, with localised white metro tiling and tiled flooring.

The property is located 0.8 miles from East Street Market, one of London's oldest, largest and busiest markets! There are many bus links located 0.1 miles away on Old Kent Road that take you to Elephant & Castle offering the Bakerloo and Northern line and Thameslink services. Only 0.2 miles away is Burgess Park, Southwark's largest green space, with tennis courts, designated cycle routes, a gorgeous lake, tennis courts and a children's playground.

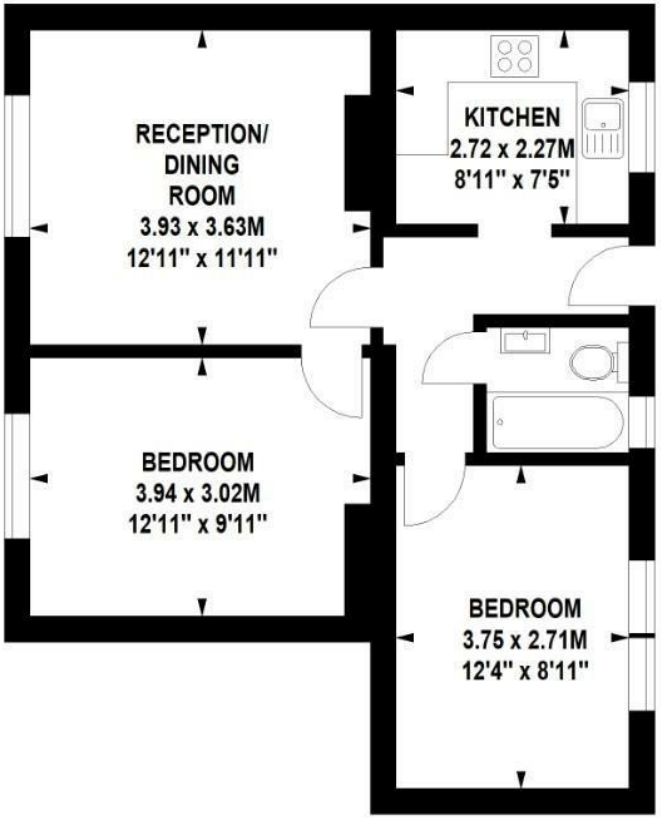
Tenure: Leasehold
Council Tax band: B
Authority: London Borough of Southwark
Lease length: 102 years remaining (Started in 2003 with a lease of 125 years.)
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £1,756.87 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 4
Entrance on floor: 1
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: Low - surface water
History of flooding: No
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.

Amery House, SE17

Approximate gross internal area

52.67 sq m / 567 sq ft



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.

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

HUNTERS®
HERE TO GET *you* THERE