

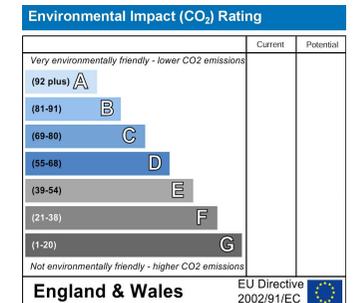
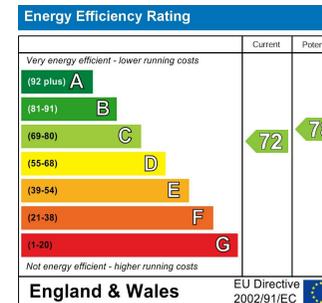


**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Wilson Road, London, SE5 | Guide Price £425,000 to £450,000  
Call us today on 020 7708 2002



- Two Bedrooms
- Recently Refurbished
- Garden Measuring Over 60 sqm
- Modern Kitchen and Bathroom
- Lease Length: 104 Years Remaining
- Service Charge: £882 PA
- Ground Rent: £200 PA



Guide Price £425,000 to £450,000

A sleekly refurbished Victorian garden flat just 0.3 miles from the legendary Toad Bakery and Camberwell's eclectic Church Street.

Boasts two double bedrooms, modern open-plan living, and a private garden perfect for sunny pastry-filled mornings. Chain free

Internally you are presented with an open plan reception room, with a bay window allowing for plenty of natural light and the room is finished with wood effect flooring and neutral decor. The modern kitchen area has recently been fitted and has high gloss handleless wall and base units, a butcher's block work top and integrated appliances. There are two bedrooms both finished with carpeting and neutral décor. The master bedroom leads out to a decked garden space and stairs leading into the main garden area. The garden measures over 60 sqm, looking for some TLC from a green thumb to make it the perfect spot to entertain guests with a BBQ in the summer months and could easily fit a home office, subject to planning. The smart bathroom has recently been refurbished and has a three-piece suite complete with a rain shower over the bath, it has been finished with large grey wall and floor tiles, complementary gold hardware and benefits from a storage cupboard.

You are located a 0.4 mile walk to Denmark Hill station offering trains into London Victoria, London Blackfriars and Clapham Junction. You are just around the corner from the amazing Toad Bakery (0.3 miles) and Mondo Sando Café (0.3 miles). One of London's best Jazz clubs in the crypt of St Giles's Church is a true hidden gem. This flat is truly in the heart of the best of Camberwell.

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 104 years remaining (Started in 2004 with a lease of 125 years.)

Ground rent: £200 per annum

Review period: Not subject to increase

Service charge: £882 per annum

Construction: Standard construction

Property type: Conversion

Number of floors in building: 3

Entrance on floor: Lower ground floor

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: No

Lease restrictions: Not to underlet

There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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

Flood risk: Low

History of flooding: No

Planning and development: None

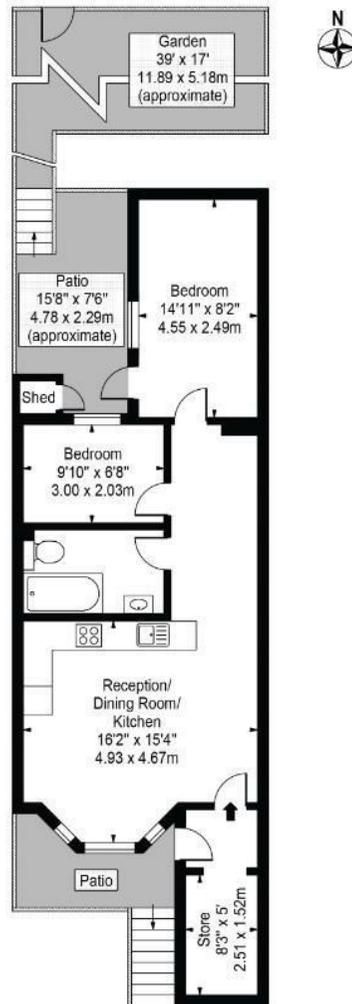
Listing and conservation: None

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.

Wilson Road, SE5 8PE  
Approx. Gross Internal Area 569 Sq Ft - 52.86 Sq M  
(Excluding Shed & Store)



Lower Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://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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