



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

Wyndham Road, London, SE5 | Guide Price £360,000  
Call us today on 020 7708 2002



- Two Bedrooms
- Purpose Built
- Modern Kitchen & Bathroom
- Lease Length: 982 Years Remaining
- Service Charge: £2,478 PA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

A two-bedroom purpose built flat that has recently been updated in the heart of Camberwell! Chain Free

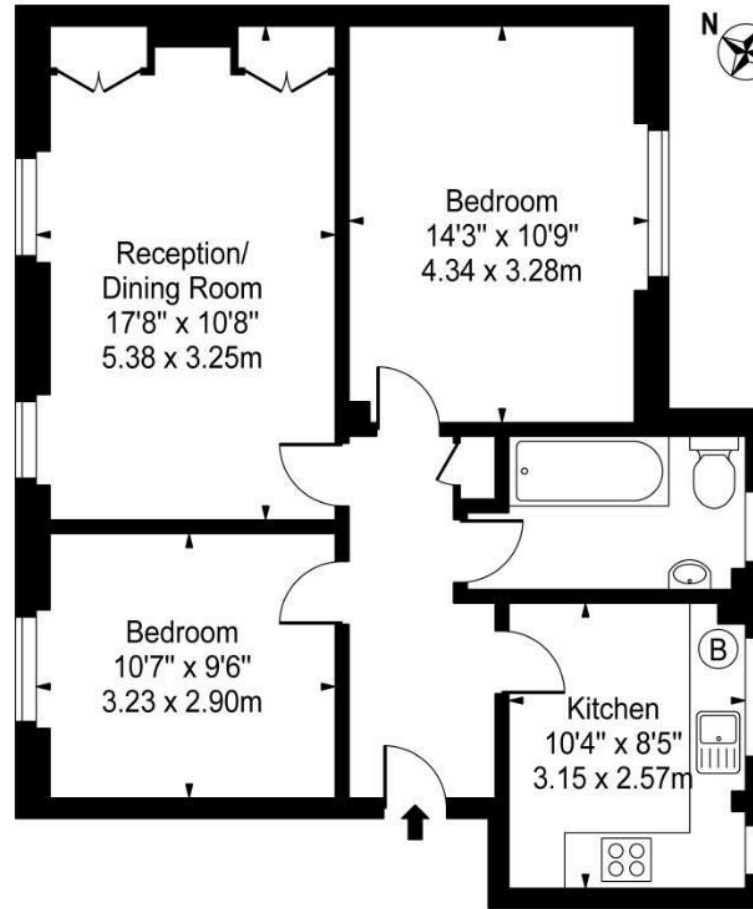
Internally you are presented with a good-sized reception room, with plenty of natural light and neutral décor keeping the space bright and benefits from built in shelving and storage in the alcoves. The modern fitted kitchen has recently been updated and has navy blue wall and base units with contrasting white work tops, an integrated oven and hob and space and plumbing for white goods and has neutral décor and vinyl flooring. There are two bedrooms that have both been finished with neutral décor and carpets. The bathroom has recently been refreshed and has a three-piece suite complete with a shower over the bath, a WC and a sink with localised marble effect tiling and white floor tiling. The property further benefits from an outside storage shed.

You can easily access Camberwell Road where you'll also find many bus routes into Elephant & Castle, Oxford Circus, and Shoreditch. Oval station is 0.7 miles away offering the Northern Line. Denmark Hill station is located 1.2 miles away where you can get a train into London Victoria, Blackfriars or Dalston Junction. We are spoilt for choice in Camberwell for green spaces with several large parks including Burgess Park, 0.3 miles away, which has designated cycle routes, a gorgeous lake, tennis courts and barbeque facilities. Camberwell itself is making a name for itself on London's foodie map with lots of new independent restaurants, cafes and bars opening. The vibrant local art scene includes the South London Gallery and events such as Camberwell Arts Festival, which runs every summer.

Tenure: Leasehold  
Council Tax band: C  
Authority: London Borough of Southwark  
Lease length: 982 years remaining (Started in 2008 with a lease of 999 years.)  
Ground rent: Not payable  
Service charge: £2,478 per annum  
Construction: Standard construction  
Property type: Purpose built flat  
Number of floors: 3  
Entrance on floor: 1  
Has lift: No  
Over commercial premises: No  
Parking: 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: Gas central heating  
Building safety issues: None  
Lease restrictions: 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.  
Public right of way through and/or across your house, buildings or land: No  
Flood risk: No  
History of flooding: No  
Planning and development: None  
Listing and conservation: None  
Accessibility: None  
Mining: No coal mining risk identified

Harlynwood,  
Wyndham Road, SE5 0UE

Approx. Gross Internal Area 671 Sq Ft - 62.34 Sq M



First 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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