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Scena Way, London, SE5 | Asking Price £500,000
Call us today on 020 7708 2002



- Two Bedroom Apartment
 - Two Bathrooms
 - Modern and Smart
 - Over 94 Sq M
- Lease Length: 242 Years Remaining
- Service Charge: £2,748.84 PA
- Ground Rent: £250 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		
England & Wales	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

A smart and modern two-bedroom, two-bathroom apartment set over 94 sq m, located in a popular development in the heart of Camberwell!

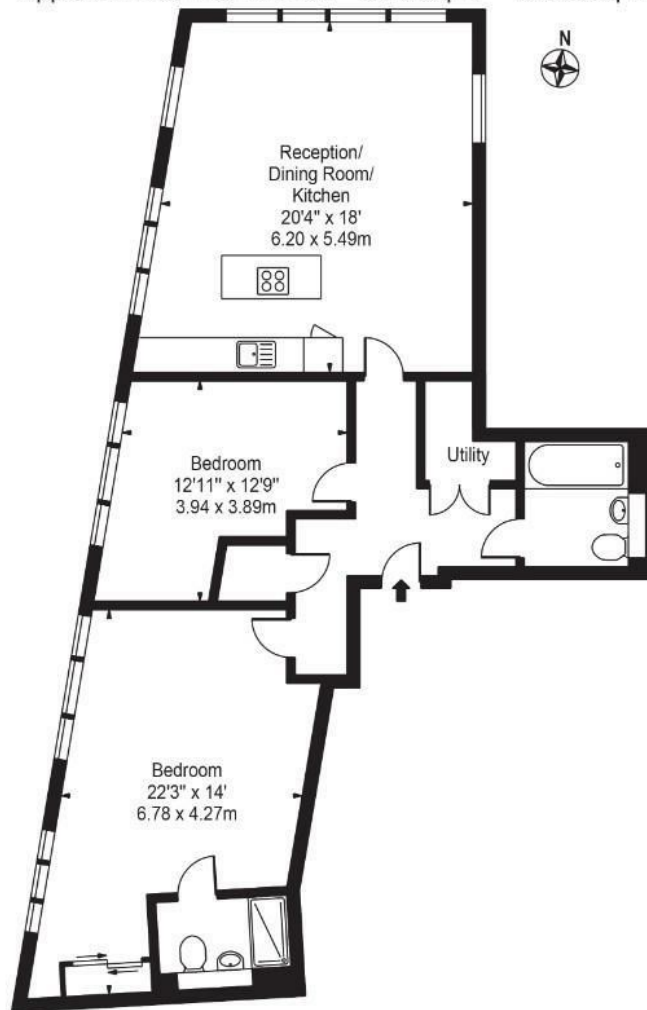
Internally you are presented with a very generously sized open plan reception room, which lends itself to entertaining with floor to ceiling dual aspect windows flooding the room with natural light and a modern kitchen featuring an island, sleek handleless wall and base units and built in appliances. The room offers both space to relax and for dining and is finished in neutral décor with wood effect flooring. The master bedroom measures over 28 sq m with built in storage and a stylish ensuite finished with modern tiling and a double shower cubicle, a WC and a sink with storage underneath. The second bedroom is also of a good size and both bedrooms have floor to ceiling windows, carpeting and neutral décor. The family bathroom has a three piece suite, complete with a shower over the bath, a WC a sink with storage underneath and is finished with modern tiling.

Pearl Buildings is a 0.9 mile walk to Denmark Hill station, providing direct rail services to Blackfriars, Victoria and St Pancras International, as well as Overground services to Clapham Junction or Dalston Junction via Canada Water (Jubilee Line). Oval Underground Station is also a 0.9 mile walk away from your doorstep, offering Northern Line services that stretch throughout the city. You are spoilt for parks in the area, from the huge Burgess Park (0.2 miles) and Myatt's Field Park with a lake to the smaller Victorian public gardens, secretly dotted near every street. The vibrant culinary scene of Camberwell Church Street is close by featuring notable establishments like The Camberwell Arms and Theo's Pizzeria. The South London Gallery and the Dulwich Picture Gallery are also main attractions for those who appreciate artwork.

Tenure: Leasehold
Council Tax band: D
Authority: London Borough of Southwark
Lease length: 242 years remaining (Started in 2018 with a lease of 250 years.)
Ground rent: £250 per annum
Review period: Every 10 years in line with RPI
Service charge: £2,748.84 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 5
Entrance on floor: 3
Has lift: Yes
Over commercial premises: No
Parking: None
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Communal heating system, billed individually
Building safety issues: None
Lease restrictions: Yes, speak to agent for more information
Public right of way through and/or across your house, buildings or land: No
Flood risk: Yes - surface water
History of flooding: No
Planning and development: Works to external walls
Listing and conservation: No
Accessibility: Lift
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.

Pearl Buildings,
Scena Way, SE5 0BH
Approx. Gross Internal Area 1020 Sq Ft - 94.76 Sq M



Third 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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