



HUNTERS®
HERE TO GET *you* THERE

Lowth Road, London, SE5 | £300,000
Call us today on 020 7708 2002



- One Bedroom
- Private Balcony
- Purpose Built
- Lease Length: 100 Years Remaining
- Service Charge: £1,600 PA
- Ground Rent: £10 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		73	81
		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	

A bright one-bedroom purpose built flat with a private balcony close to Kings College Hospital!

Internally you are presented with a good-sized reception room, with plenty of natural light and space for relaxing and for a dining table and chairs. Leading off the reception room is the South facing private balcony, the perfect spot to dine al fresco or enjoy your morning coffee. There is a smart and modern kitchen with sleek handleless wall and base units with a complementary work top and back splash and built in appliances. The bedroom is bright and has plenty of space for a double bed and for additional furniture. The bathroom has a double shower cubicle with an overhead rain shower and a sink and is finished with large marble style wall tiles and there is a separate WC for added convenience. The property has neutral décor throughout and wood effect flooring throughout, and further benefits from storage in the hallway.

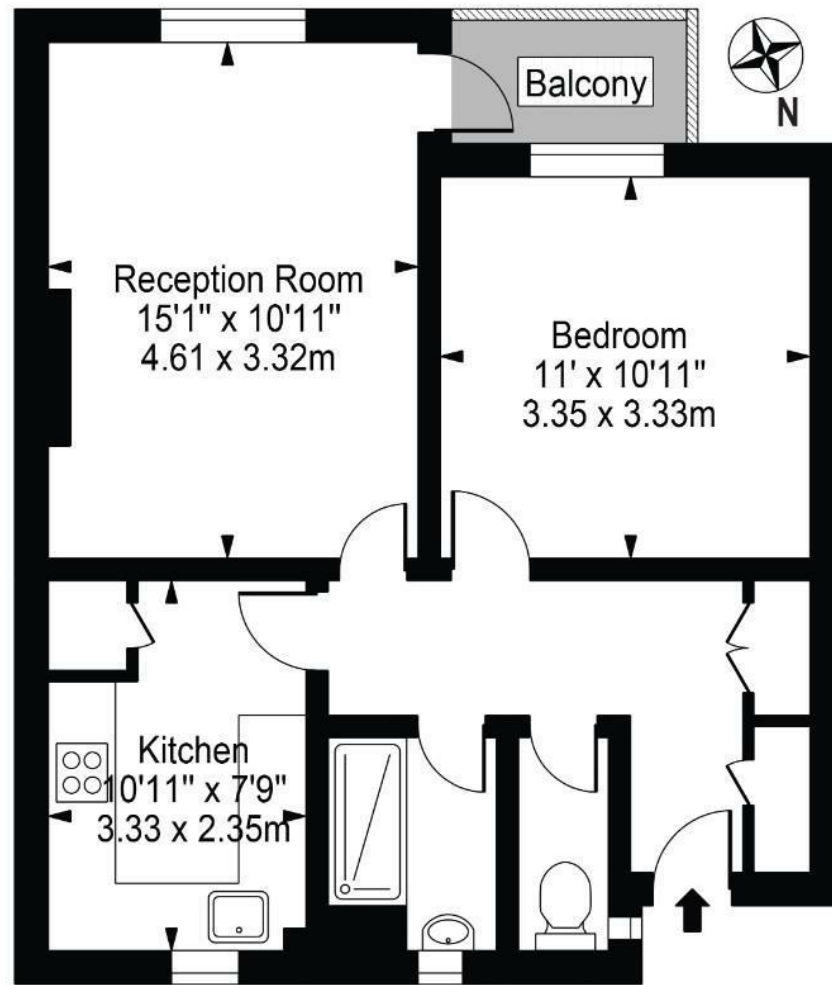
The property is 0.5 miles from Denmark Hill Station for fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington (via Canada Water and Shoreditch). Loughborough Junction station is 0.5 miles away offering Thameslink services into King's Cross/St Pancras. Kings College Hospital is only a 0.3 mile walk away. Camberwell is a major bus hub with routes all over the city. There are several great parks in the area, including the award winning Ruskin Park (0.5 miles away). Camberwell, famous for its art scene, is home to an ever-growing number of independent restaurants, cafes and bars. Brixton is a couple of stops on the bus and needs little introduction as one of London's top foodie havens with amazing music venues and boutique shops.

Tenure: Leasehold
Council Tax band: A
Authority: London Borough of Southwark
Lease length: 100 years remaining (Started in 2006 with a lease of 125 years.)
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £1,600 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 3
Entrance on floor: 1
Has lift: No
Over commercial premises: No
Parking: Allocated parking space on estate
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: No
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.

Nottingham House, SE5 9HD

Approx. Gross Internal Area 534 Sq Ft - 49.62 Sq M



First 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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