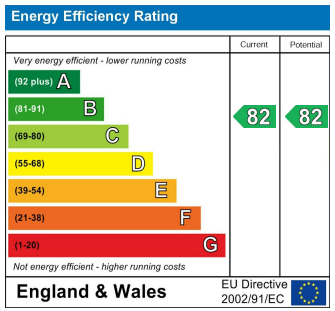
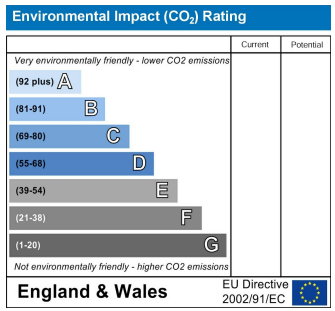
HUNTERS®

HERE TO GET *you* THERE

**Broome Way, London, SE5 | Guide Price £500,000 to £525,000**
**Call us today on 020 7708 2002**

- Two Bedroom Apartment
- Modern Development
- Balcony
- Two Bathrooms
- Lease Length: 240 Years Remaining
- Ground rent: £400 PA
- Service Charge: £2,663.58 PA

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Guide Price £500,000 to £525,000!

A modern two-bedroom apartment with a balcony and two bathrooms set within a popular development close to the popular Burgess Park! Chain free!

Sellers comments - "I used to love sitting on the balcony and having breakfast while the natural light flooded the kitchen. The street was so quiet considering how central the location is and this made it a peaceful place to live. Cycling to work through Burgess Park was a great way to start the day."

Internally you are presented with an 'L' shaped open plan reception, creating a natural area for relaxing, with space for a small dining table. The space has dual aspect windows allowing for plenty of natural light and leads out on the private balcony area, the perfect spot for your morning coffee. The modern and sleek kitchen area has a good range of wall and base units, complimentary work tops, integrated appliances and a white tiled splashback. The family bathroom has a three-piece suite, complete with a shower over the bath, a sink and a WC, finished with modern wall and floor tiling. Both bedrooms are of a good size, with space for a bed and additional furniture, the master bedroom benefits from an ensuite shower room, finished in the same style as the bathroom. The property further benefits from a utility room, access to communal gardens and bicycle storage.

The apartment is ideally positioned for those who value both green space and fast access to central London. Burgess Park is 0.3 miles away, offering landscaped walking routes, a lake, tennis courts and designated cycle paths, perfect for unwinding after work or weekend exercise. Camberwell's vibrant social scene is close at hand, with Camberwell Church Street 0.3 miles away, home to an eclectic mix of cafés, independent restaurants, pubs and several supermarkets.

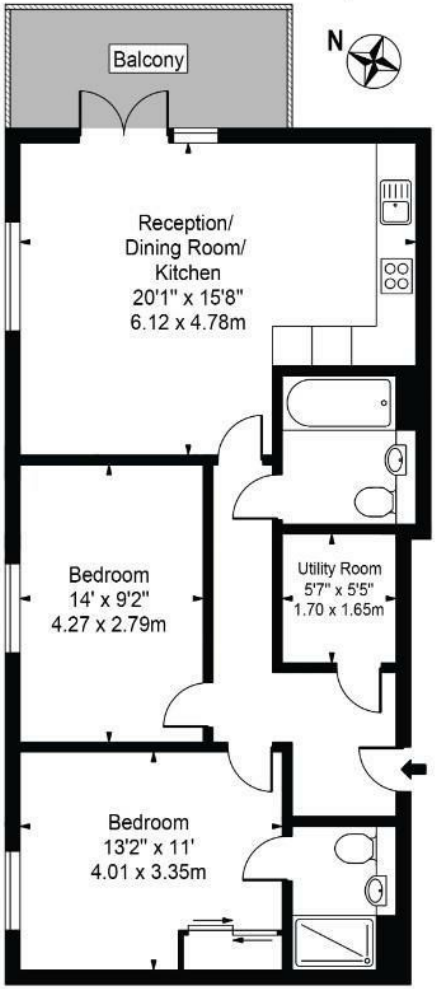
Elephant & Castle station (1.4 miles away) is a popular choice for City commuters and easily accessible, while Oval station (1.1 miles away) provides fast connections into the West End and beyond. Denmark Hill station is 0.9 miles away, offering direct services to Victoria, Blackfriars and Dalston Junction. Numerous bus routes along Camberwell Road (0.2 miles away) provide additional direct links to Oxford Circus, South Kensington and Battersea.

Tenure: Leasehold
Council Tax band: D
Authority: London Borough of Southwark
Lease length: 240 years remaining (Started in 2016 with a lease of 250 years.)
Ground rent: £400 per annum
Review period: Every 10 years in line with RPI
Service charge: £2,663.58 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 4
Entrance on floor: 4
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: Central heating
Building safety issues: None
Lease restrictions: The Lease prohibits or restricts alienation.
Public right of way through and/or across your house, buildings or land: No
Flood risk: Surface water- low
History of flooding: No
Planning and development: None
Listing and conservation: None
Accessibility: Lift, level access
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.

# Abbott Court,
# Broome Way, SE5 7FY

Approx. Gross Internal Area 810 Sq Ft - 75.25 Sq M




Fourth 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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