

EDMUND STREET, CAMBERWELL, SE5
LEASEHOLD
OFFERS IN EXCESS OF £500,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 2

Lease Length : 114 years

Service Charge : £3000 per annum

Ground Rent : Included in service charge

FEATURES

Private Balcony

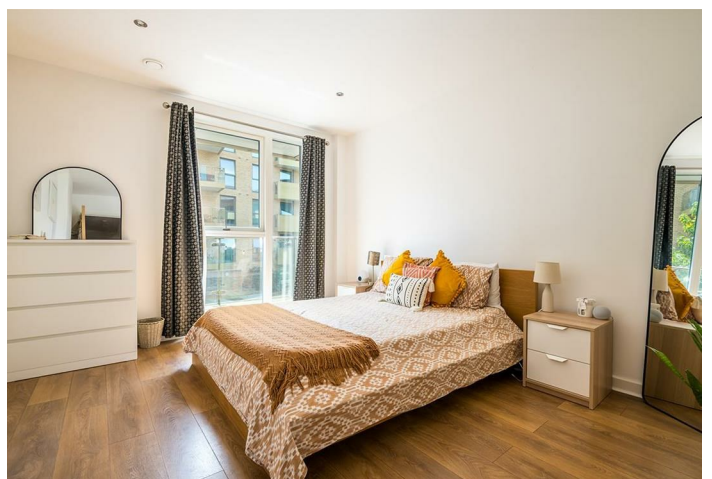
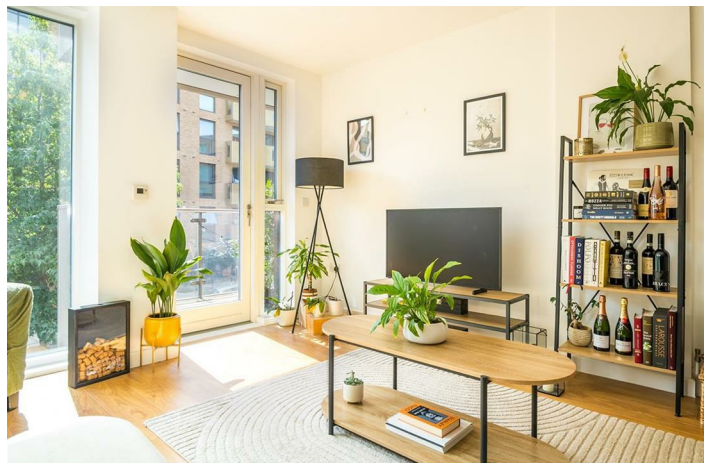
Two Bedrooms

Two Bathrooms

Attractive Communal Grounds

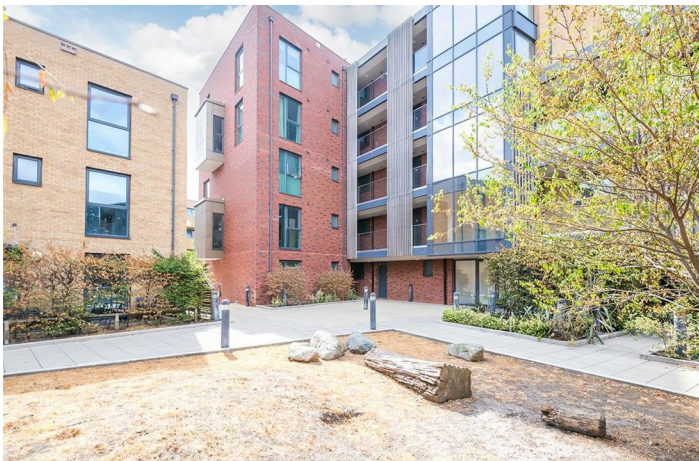
Chain Free

Leasehold



EDMUND STREET SE5

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Stylish Two Bed Two Bath Apartment in a Striking Modern Development with Private Balcony CHAIN FREE

You'll love this bright and well-proportioned two bedroom, two bathroom apartment set on the first floor of Hogan Court, with a private balcony overlooking the development's landscaped communal grounds. Hogan Court is well placed for the best of Camberwell, with the neighbourhood's independent cafés, restaurants, pubs and everyday amenities all within easy reach. Offered chain free, this is a well-presented property offering generous living space, two bathrooms and a private outdoor area in a convenient Camberwell location.

The accommodation extends to approximately 815 sqft and is centred around an impressive open-plan reception and dining room, with a contemporary fitted kitchen running along one wall. Large windows and glazed doors bring an abundance of natural light into the room, while the generous proportions provide ample space for both entertaining and everyday living. The private balcony is accessed directly from the reception room and provides a pleasant outlook over the surrounding development.

There are two good-sized double bedrooms, including a principal bedroom with an adjoining shower room, together with a second bathroom. Both bedrooms are well proportioned and benefit from plenty of natural light. The apartment has a clean, contemporary feel throughout, with timber flooring to the principal living areas and neutral décor providing a versatile backdrop. The building sits within attractive communal grounds, with a pedestrianised courtyard creating a peaceful setting away from the surrounding streets.

Nearby Camberwell Church Street and Camberwell Green provide a lively local hub, while nearby Denmark Hill adds a further selection of cafés and shops. For those who enjoy green space, Burgess Park and Brunswick Park are close by, offering plenty of room for walking, running and leisurely weekends. With its distinctly South London character, excellent choice of independent businesses and easy access towards Peckham, Brixton and central London, Camberwell continues to be one of SE London's most appealing and well-connected neighbourhoods.

Tenure: Leasehold

Lease Length: 114 years

Council Tax Band: D

EDMUND STREET SE5

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FIRST FLOOR
APPROX. FLOOR
AREA 75.71 SQ.M.
(815 SQ.FT.)

TOTAL APPROX.FLOOR AREA 75.71 SQ.M. (815 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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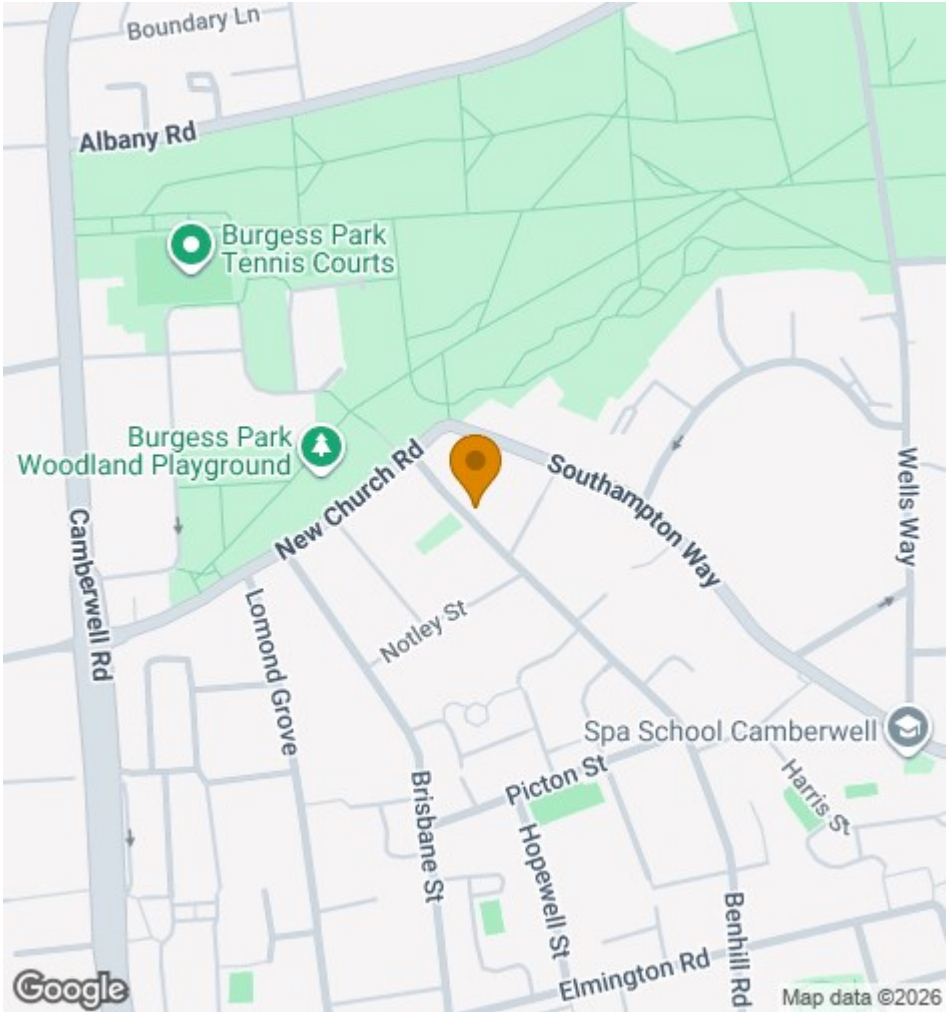
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LEASEHOLD

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		
	77	78
England & Wales	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	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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