Wooster & Stock

HOPEWELL STREET, CAMBERWELL, SE5

LEASEHOLD

GUIDE PRICE £500,000 - £550,000

SPEC

Bedrooms : 3
Receptions : 2
Bathrooms : 2

Lease Length: Currently being extended to 125 years
Service Charge: £2170 per annum
Ground Rent: £0

FEATURES

Balcony
Gated Development
Four Fab Floors
Allocated Underground Parking
Open Plan Kitchen Diner
Leasehold

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GUIDE PRICE £500,000 TO £550,000.

Huge Three Bed Maisonette With Balcony Over Four Fab Floors with OSP - CHAIN FREE.

Spread generously over four bright and well appointed floors, this fab three bedder boasts generous living and dining space and a fab balcony. Sitting pretty in a popular, gated development just moments from cool Camberwell, the property is presented stylishly and has a modern kitchen, bathroom and shower room. This wonderful location enjoys a mature, leafy and friendly vibe. You're mere minutes from Brunswick Park with its tennis courts, coffee and art gallery. The location also allows easy access to the City and West End from a multitude of buses travelling along the main road. Alternatively take a 15 minute stroll up to Denmark Hill station where, in addition to the London Overground line, you can pick up fast, direct and regular services to Victoria, London Bridge and Blackfriars. To be sold with the benefit of a lease extension to 125 years with peppercorn ground rent.

The unique exterior strikes an art deco tone and leads inward via secure gate entrance. The communal areas are well maintained and friendly. A private entrance leads you inward to a neat hall with handy storage and laundry cupboard. The first of your bedrooms - a pleasant dual aspect space, sits on your left. A modern shower room completes this level. Upward to the first floor you find two further, similarly sized bedrooms and an L-shaped contemporary bathroom. Upward again to the second floor you find a bright and airy open plan kitchen/diner with access to your tiptop balcony. A final climb upward reveals a comfortable reception with super cool arched window and plenty of storage.

The local area is a hub of activity with some excellent specialist shops, the Camberwell Baths, St Giles Church and many great restaurants and bars within easy walking distance. The Camberwell Arms is a fab spot for a roast - head upstairs from more cocktails. If specialist beers are your thing Stormbird will keep you happy all year round. We love a pint of black at The Hermits Cave and The Tiger. Brunswick Park is a matter of seconds away for relaxing or a spot of exercise or a game of tennis. Ruskin Park is easily reached too for more leafy fun.

Tenure: Leasehold

Lease Length: Currently being extended to 125 years

Council Tax Band: E

HOPEWELL STREET SE5
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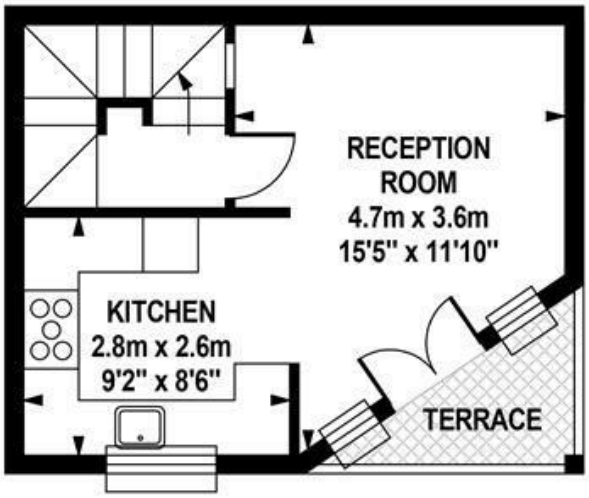
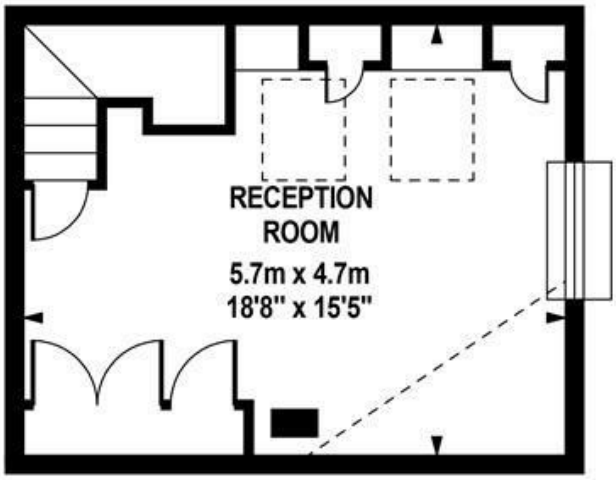


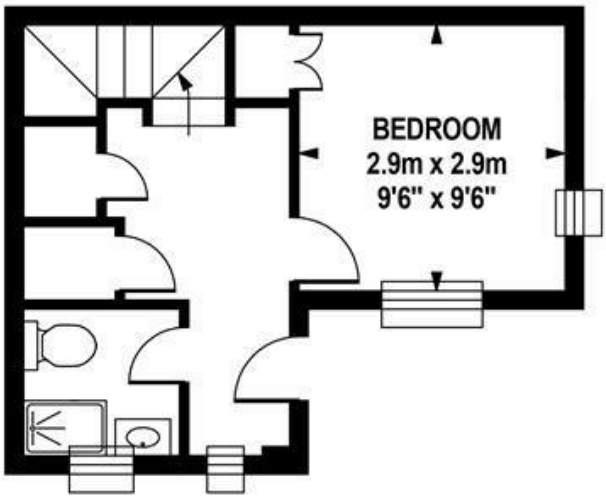
SECOND FLOOR

Approximate Internal Area :-
24.88 sq m / 268 sq ft



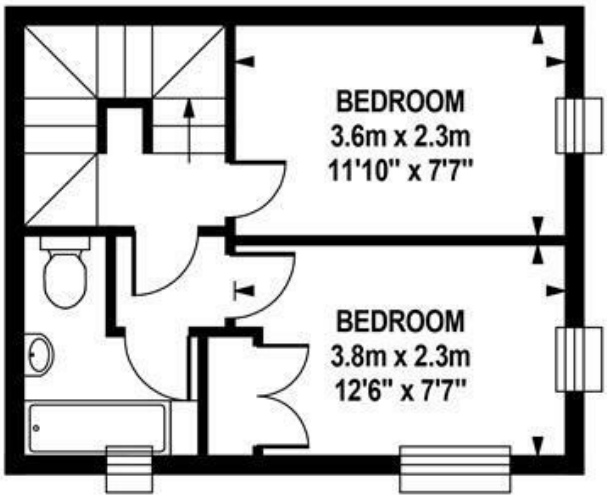
THIRD FLOOR

Approximate Internal Area :-
27.73 sq m / 298 sq ft



GROUND FLOOR

Approximate Internal Area :-
22.23 sq m / 240 sq ft



FIRST FLOOR

Approximate Internal Area :-
27.73 sq m / 298 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 102.57 sq m / 1104 sq ft
Measurements for guidance only / not to scale

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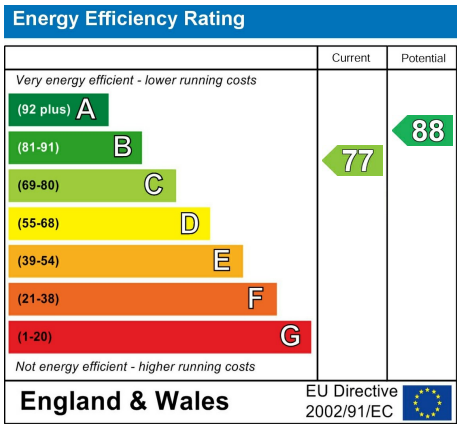
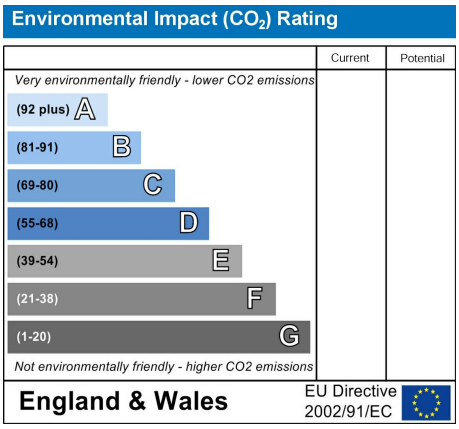
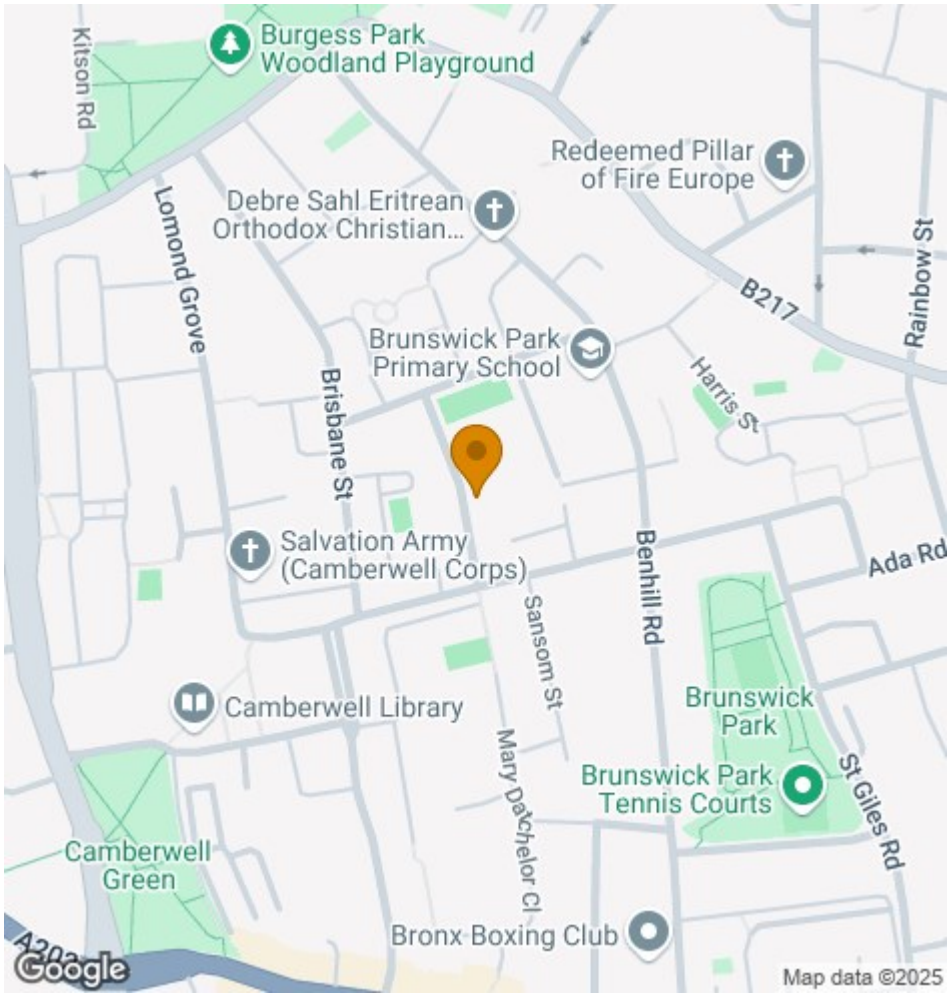




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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