



## Fitton Court, 16 Horsnell Close, London, SE5

£400,000 Leasehold

A fantastic opportunity to purchase a stylish and well-maintained one-bedroom flat on the first floor of a modern development. EPC rating B.

LOCATION

Ideally positioned between Picton Street and Elmington Road, this property benefits from close proximity to several green spaces, including Burgess Park, Kennington Park, and Brunswick Park. A diverse array of local amenities—ranging from shops and cafés to bars and restaurants—are easily accessible, providing an exceptional blend of natural surroundings and urban convenience. Within walking distance are some of Camberwell’s best bars and restaurants, such as the popular Theo’s Pizzeria and Camberwell Arms, along with the recently opened pub, the Kerfield, and the bakery-restaurant Hello JoJo.

DESCRIPTION

This beautifully presented first-floor apartment combines modern finishes with thoughtful design, offering a comfortable and practical living space throughout.

The entrance hall welcomes you with a sense of space and includes a large storage cupboard with built-in shelving and a washing machine—ideal for keeping everything neatly tucked away.

The contemporary bathroom features a clean and stylish design, with a shower-over-bath, WC, basin, and heated towel rail.

To the rear of the apartment, the well-sized bedroom easily fits a double bed and bedside furniture, and includes built-in wardrobes that provide generous storage.

At the front, the open-plan kitchen and living area is bright and inviting. The kitchen is well-equipped with sleek cabinetry, ample worktop space, and integrated appliances including an oven and hob, fridge/freezer, and dishwasher.

The living area offers plenty of room for a sofa, coffee table, and TV unit, and includes a built-in bookcase for added charm and functionality. From here, step out onto the east-facing balcony, which overlooks attractive communal gardens—a perfect spot to enjoy your morning coffee or unwind in the evening.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £1,900 per annum (2024/2025)

Ground Rent - £350 per annum

Council Tax Band - C

UTILITIES

Electricity – mains connected

Gas – n/a

Water – mains connected

Heating – electric central heating

Sewerage – mains connected

Broadband – Ultrafast broadband

LOCAL AUTHORITY

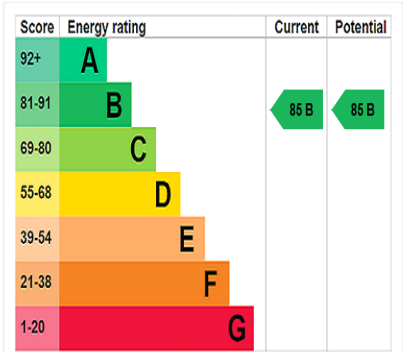
Southwark Council

TENURE

Leasehold - 250 years (less 3 days) from 10 May 2016

DIRECTIONS

Denmark Hill Overground 1 mile away (19-minute walk) Oval Station 1.5 miles away (29-minute walk) and frequent bus services along Peckham Road and Camberwell Road.

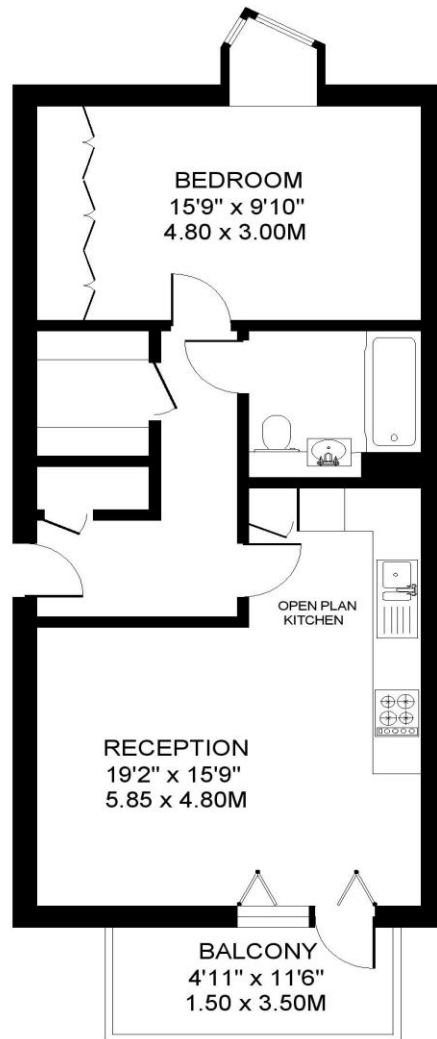






**FITTON COURT SE5  
1 BEDROOM FLAT**

Approximate gross floor area  
**579 SQ.FT / 53.8 SQ.M.**



**FIRST FLOOR**

Copyright: These plans should not be reproduced by any other person, without permission.  
Floorplan produced for Winkworth by Floorplanners 07801 228850

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

**Kennington | 020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)**