

Scott Court, Broome Way, London, SE5

£375,000 Leasehold

Chain Free A fantastic opportunity to purchase a delightful, large one-bedroom modern apartment with a private balcony, situated in a purpose-built building close to Camberwell Green. EPC Rating B.

LOCATION

Scott Court is found off Lomond Grove on Broome Way in Camberwell. Camberwell Green is a short walk away where various shops, bars and cafes can be found.

DESCRIPTION

Enter the apartment on the second floor and the accommodation is arranged to provide kitchen, dining and sitting room with balcony, bedroom, bathroom and a large storage cupboard.

When entering, you will find a long entrance hall with a utility room containing shelving for storage and washing machine. To the right-hand side, you will find the modern tiled bathroom. This bathroom is equipped with a modern bath with overhead shower, sink with shelving and large vanity mirror, heated towel rail, and W.C.

At the rear of the apartment is the bedroom which is a good size allowing for more than enough space for a king size bed and includes large built-in wardrobe offering fantastic storage.

The bedroom benefits from a north-facing aspect.

The sitting room offers an abundance of light thanks to a full height south-facing window and door opening out onto a spacious balcony. There is more than enough space for two large sofas, coffee table, TV, and dining table with chairs. The balcony enjoys views over the open courtyard below.

The kitchen offers an integrated oven system and an electric hob, sink and large fridge-freezer with ample worktop space. The kitchen provides adequate storage both above and below the units.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground rent - £350 per annum

Service charge - £1148 per annum

Council tax band - D

LOCAL AUTHORITY


London Borough Of Southwark

TENURE

Leasehold - 250 years from 18 October 2016 less three days

DIRECTIONS

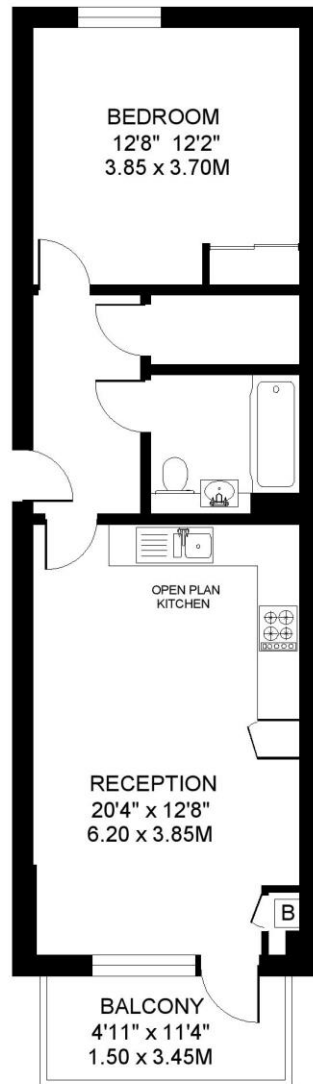
Oval Underground Station (Northern Line) is 1.1 miles away or a 24-minute walk away. Kennington Underground Station (Northern Line) is 1.2 miles away or a 25-minute walk away. Denmark Hill (Overground/Thameslink/Southeastern) Station is 0.9 miles away or an 18-minute walk away. The local area is also well served by a frequent bus service into Central London.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



SCOTT COURT SE5
1 BEDROOM FLAT

Approximate gross floor area
552 SQ.FT. / 51.3 SQ.M.



SECOND FLOOR

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.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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