

## Voltaire, Sceaux Gardens, London, SE5

£325,000 Leasehold

A spacious and well laid out three-bedroom split-level flat brimming with potential on the ground and first floor of this purpose-build block in Camberwell.

**Winkworth**

## LOCATION

Sceaux Gardens is found just off Peckham Road which provides easy access into the neighbouring boroughs of both Camberwell and Peckham. There are a wide range of amenities on the doorstep such as supermarkets, restaurants and gyms.

## DESCRIPTION

The flat is located on the ground and first floor of this purpose-built block. It is arranged to provide three bedrooms, a bathroom, a W.C., a kitchen, and a reception room.

Upon entering the flat on the ground floor, you are immediately greeted by a hallway which leads to the reception room which is well-proportioned and has ample space for a variety of freestanding furniture, sofas and a dining table.

The room is further enhanced by large windows which allow an abundance of natural light to fill the room.

Adjacent is the modern fully fitted kitchen with a built-in oven with extractor fan and room for a fridge freezer, dishwasher and washing machine.

Moving up to the first floor, three bedrooms, a bathroom and W.C.

All bedrooms benefit from an abundance of space providing room for a double bed, bedside table and freestanding furniture. The bathroom has a bath with shower and a sink.

## SERVICE CHARGE, GROUND RENT, AND COUNCIL TAX

Service charge - £4,447 per annum (inc heating and hot water)

Ground Rent - £10 per annum

Council Tax Band C

## PARKING

Permit parking available through Southwark council.

## UTILITIES

Electricity – mains connected

Gas – no gas

Water – mains connected

Heating – communal

Sewerage – mains connected

Broadband – superfast broadband

## LOCAL AUTHORITY


Southwark Council

## TENURE

Leasehold - 125 years from 3 July 1989

## DIRECTIONS

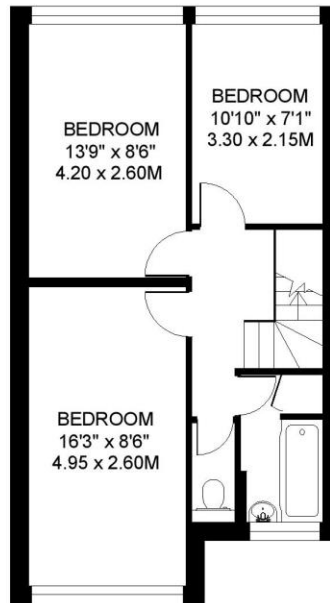
The flat is conveniently located on Peckham Road which is served by frequent bus services into Central London. Denmark Hill Station (Overground and National Rail) is approximately 1 mile away. Peckham Rye Station (Overground and National Rail) is approximately 1 mile away.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

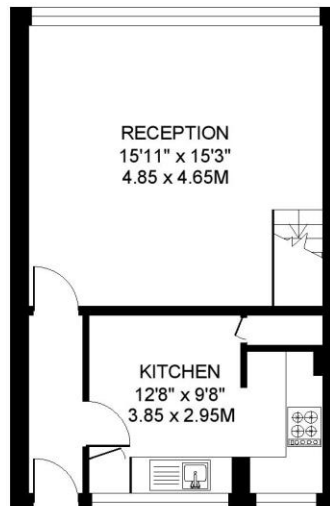


VOLTAIRE, SCEAUX GARDENS SE5  
3 BEDROOM HOUSE

Approximate gross floor area  
865 SQ.FT / 80.4 SQ.M.



FIRST FLOOR 460 SQ.FT.



GROUND FLOOR 405 SQ.FT.

*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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