

# HUNTERS®

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**Lind Street SE8 4JE**

**Guide Price £425,000-£450,000**

**Property Images**

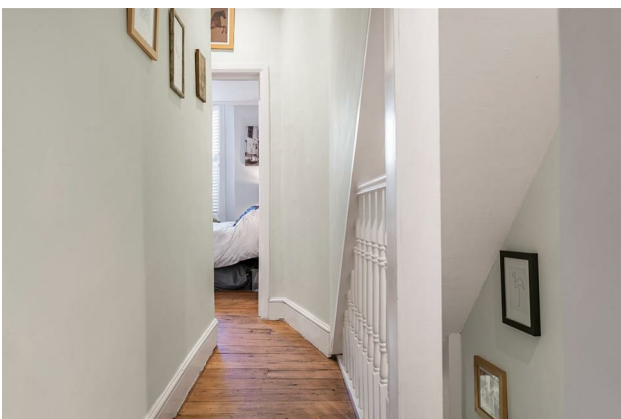




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## Property Images

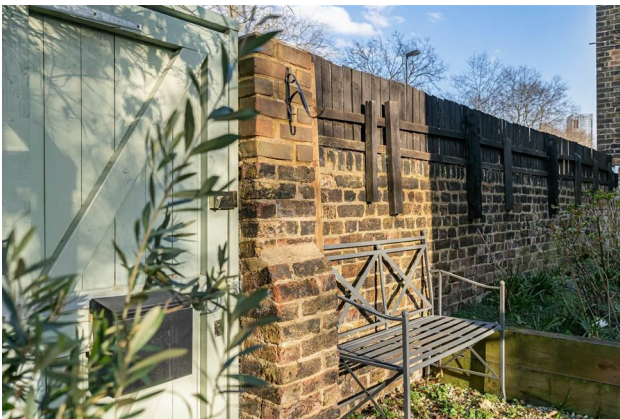




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## Property Images



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Lind Street, SE8 4JE  
Approx. Gross Internal Area 693 Sq Ft - 64.38 Sq M  
(Excluding Shed)



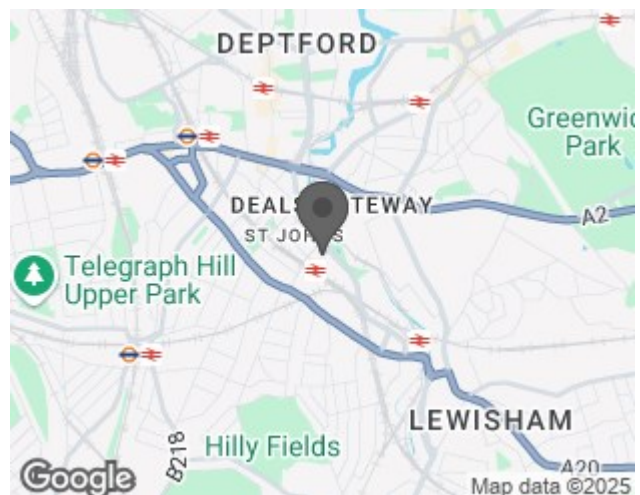
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Guide price £425,000 to £450,000. PERIOD CONVERSION GARDEN FLAT, private rear garden with side access, LEASE APPROX 170 YEARS, kitchen lounge over 22 ft, ALMOST 700 SQ FT OF SPACE, St Johns conversation area, USEABLE CELLAR WITH HEATING, period features

## Features

- GROUND FLOOR • Highly acclaimed Brookmill park located across the road - details in our property description • PRIVATE REAR GARDEN WITH SIDE ACCESS (great if you want to avoid anyone walking through property) • Period fireplace • LEASE APPROX 170 YEARS • kitchen lounge over 22ft • LOCATED IN A END OF TERRACE BUILDING (less direct neighbours) • Almost 700 sq ft of living space • LOCATED IN THE HIGHLY ACCLAIMED ST JOHNS CONSERVATION AREA • Guide price £425,000 to £450,000.

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What the owner says:

"I bought the flat as I was drawn to the pretty St. John's conservation area with characterful Victorian houses. The location is excellent with a friendly community, a weekend farmers market and neighbourhood pub opposite. There are also good transport links.

When first viewing the flat I fell in love with the beautiful garden which felt like a little piece of tranquillity. The flat itself felt spacious, comfortable and homely."

A charming period, two bedroom, ground floor, garden flat with a approx 170 years located in the highly acclaimed St Johns Conservation area.

Offering almost 700 sq ft of space including a kitchen diner lounge that spans over 22 ft.

The property will be appreciated for many of its period features which include:

- Period style fireplaces
- Stripped original floorboards (a stunning colour adding warmth through the property)
- Internal doors that are panelled and period in style
- Bay window
- Coving
- High skirting boards

Other features of the house include:

- Useable cellar with heating – please see pictures
- End of terrace building – less direct neighbours
- Private garden with side access – great if you wish to avoid anyone entering the property
- A basement that is usable as a storage area and accessed via steps



St Johns is a well establish and highly acclaimed location within SE8. With its own station approx. 2 min walk from the house (according to Google) and the DLR available from Elverson Road approx. 0.3 mile from the house, transport is abundant.

Travel to some of the following stations are available via the DLR and trains (including London overground):

Cannon Street  
London Bridge  
Canary Wharf  
Cutty Sark Greenwich  
Bank  
Stratford International

Verified Material Information

Council tax band: C

Council tax annual charge: £1811.53 a year (£150.96 a month)

Tenure: Leasehold

Lease length: 169 years remaining (173 years from 2021)

Lease restrictions: As per lease

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing and Open fire

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Good

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: St John's conservation area

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.