

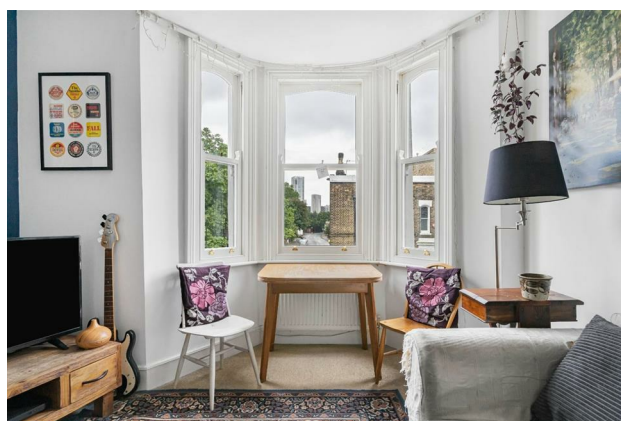
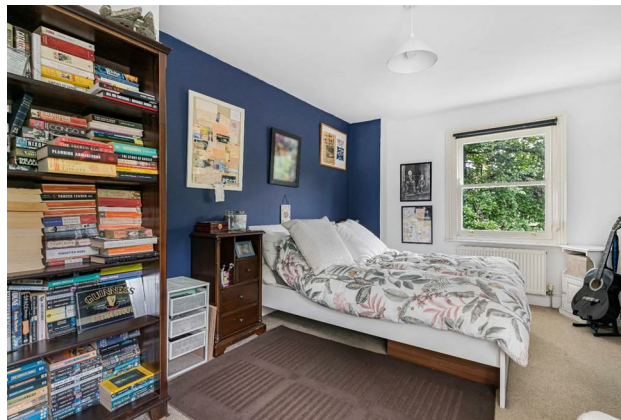
HUNTERS®

HERE TO GET *you* THERE

Lind Street, London, SE8

Guide Price £425,000-£450,000

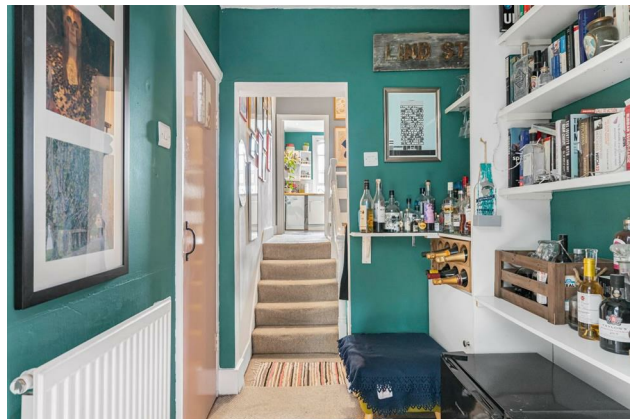
Property Images



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Property Images



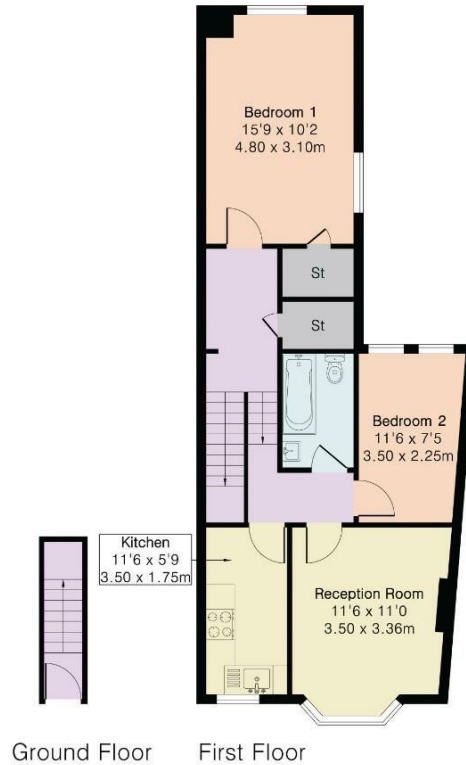
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Property Images



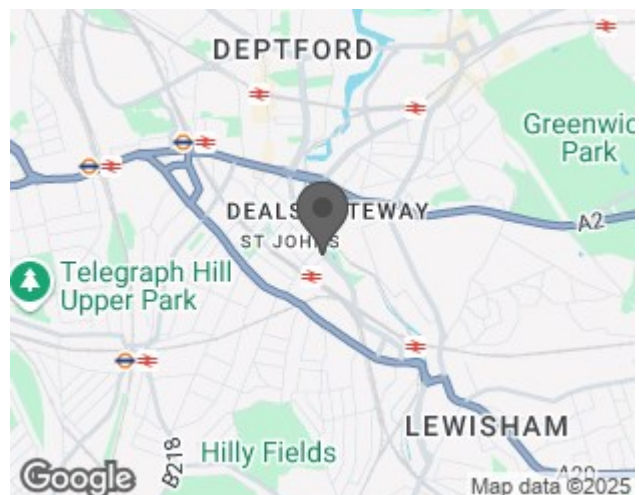
Approximate Gross Internal Area 642 sq ft - 60 sq m



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: Flat - Conversion Beds: 2 Bathrooms: 1 Reception: 1
Tenure: Leasehold

Nestled in the vibrant area of Lind Street, SE8, this charming flat conversion offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for young professionals, couples, or small families seeking a welcoming home in the heart of the city.

Features

• TWO DOUBLE BEDROOM FLAT • 642 sq ft of living space • LEASE APPROX 169 YEARS • Close to Elverson and St John's Stations • LOCATED IN THE HIGHLY ACCLAIMED ST JOHNS CONSERVATION AREA • Private rear garden • Highly acclaimed Brookmill park located across the road • GUIDE PRICE £425,000-£450,000 • Own private entrance door

Guide price £425,000 to £450,000

EPC D

COUNCIL TAX BAND C

LEASEHOLD

The flat offers almost 650 sq ft of space. features a reception room, two double bedrooms, bathroom and kitchen.

Other features of the flat include:

- End of terrace building – less direct neighbours
- Private garden with side access – great if you wish to avoid anyone entering the property

One of the standout features of this property is its prime location. Situated close to both Elverson and St John's stations, residents will benefit from excellent transport links, making commuting to central London and beyond a breeze. The surrounding area boasts a variety of local amenities, including shops, cafes, and parks, ensuring that everything you need is within easy reach.

St Johns is a well established 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

This flat conversion presents a wonderful opportunity to embrace city living while enjoying the comforts of a well-designed home. Whether you are looking to invest or find your next residence, this property is not to be missed.

Verified Material Information

Council tax band: C

Tenure: Leasehold

Lease length: 169 years remaining (171 years from 2023)

Property type: Flat

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Brookmill Road Conservation area

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: No

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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.