

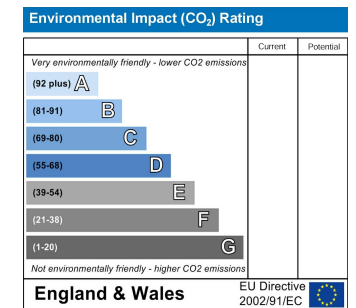
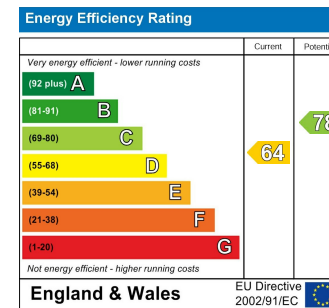


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Coldharbour Lane, London, SE5 | £475,000
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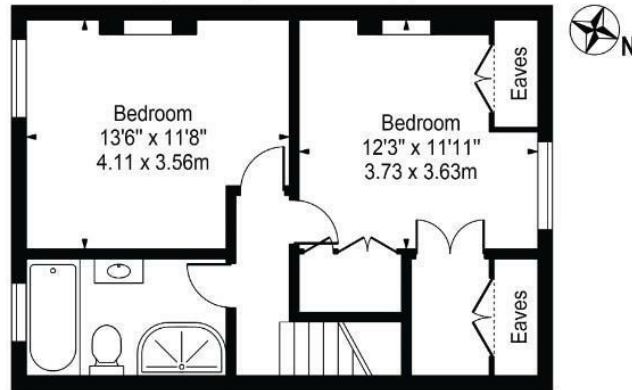
- Two Double Bedrooms
 - Split Level
- Bright and Well Presented
- 0.4 Miles Away From Loughborough Junction Station
- Gross Internal Area 75m2
- 993 Years Left On Lease
- Service Charge £500 PA (Buildings Insurance)
 - Council Tax Band B
 - EPC Rating D



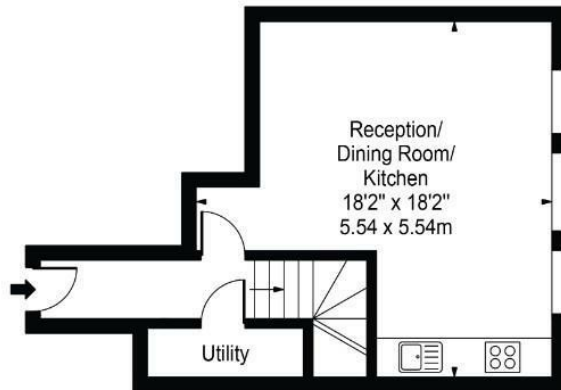
Coldharbour Lane, SE5 9NS

Approx. Total Internal Area 814 Sq Ft - 75.62 Sq M
(Including Eaves Storage)

Approx. Gross Internal Area 783 Sq Ft - 72.74 Sq M
(Excluding Eaves Storage)



Second Floor



First Floor

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.

A split level two-bedroom apartment, generously proportioned with a stylish finish, great light and a communal front garden with secured bike store.

On the first floor you have an L-shaped reception room with ample space to relax and entertain, finished with wood flooring and crisp white walls and three large windows ensure the reception room is awash with light. The kitchen is modern and smartly finished, it has a good range of handleless wall and base units with complimenting composite worktops and integrated appliances. The cupboard off the hallway has been plumbed for the washing machine for space saving and convenience.

Up a flight of stairs to the top floor, there are two large double bedrooms, both with the same lovely oak flooring that graces the reception, feature fireplaces and neutral décor, the bedroom to the front has lots of built in storage, leaving space by the window to fit a desk. The bedroom to the rear is also a good-sized double. The bathroom has a modern four piece, with a separate shower for the morning dash and has a contemporary finish.

Much of London is commutable on a bicycle, the nearest overground is Loughborough Junction Station which is on the Thameslink line taking you straight into the City. Brixton underground station is the nearest tube for the Victoria Line and Coldharbour Lane is well serviced for buses in and out of central London. Denmark Hill station is a pleasant walk through the park and has services to Victoria and the overground between Clapham and fashionable East London. Coldharbour Lane is an area on the up and a string of new independent cafe's, bars and restaurants. There are several great parks in the area, including the award-winning Ruskin Park, and Nearby Myatt's Fields Park is a restored Victorian park replete with seasonal flower beds, Bandstand and a great café. Brixton itself needs little introduction as one of London's top foodie havens with amazing music venues and boutique shops. Camberwell, famous for its art scene, is also increasingly becoming a food and drink hotspot.

Verified Material Information

Guide price: £475,000

Tenure: Share of Freehold

Council Tax band: D

Authority: London Borough of Lambeth

Lease length: 993 years remaining (Started in 2018 with a lease of 999 years)

Ground rent: Not payable

Service charge : £500 a year (Buildings Insurance)

Construction: Standard construction

Property type: Detached, Flat1

Has lift: No

Over commercial premises: No

Parking: On Street

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Heating features: Double glazing, Underfloor heating

Building safety issues: No

Restrictions: No restrictions or restrictive covenants found in the title register

Rights and easements

Public right of way through and/or across your house, buildings or land

No

Flood risk: Long-term flood risk

History of flooding: No history of flooding has been reported.

Coastal erosion risk: No

Planning and development: No

Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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