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Eastlake Road, London, SE5 | Offers In Excess Of £525,000
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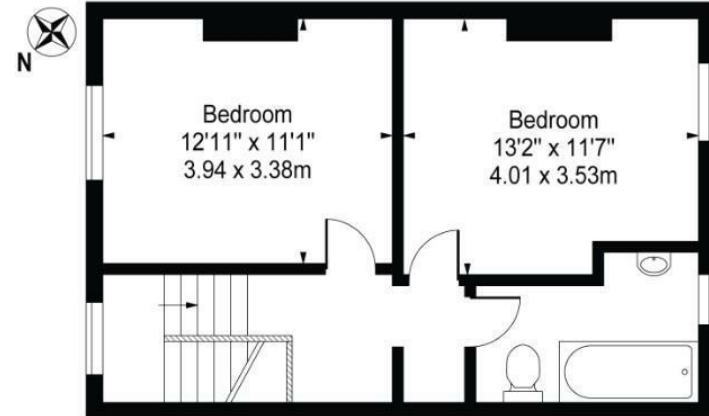
- Victorian
- Split Level
- Large Reception Room
 - Kitchen/Diner
 - Two Bedrooms
 - Popular Road
 - Chain Free

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
	72
	81
England & Wales	
EU Directive 2002/91/EC	

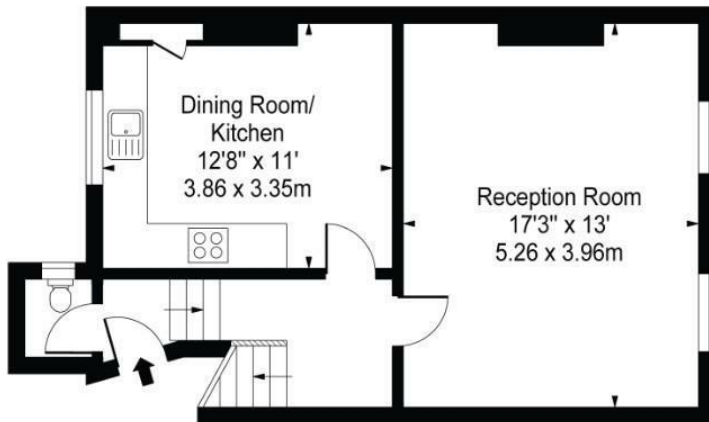
Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	

Eastlake Road, SE5 9QJ

Approx. Gross Internal Area 920 Sq Ft - 85.47 Sq M



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 two-bedroom split level flat on a popular road with similarly styled Victorian properties – Chain Free.

The property is generously proportioned and has character but requires updating. Internally you are presented with a large reception room that spans the width of the house, with lovely high ceilings, sash windows and stripped wood flooring. Conveniently behind you have a kitchen with space for a table and chairs, a range of wall and base units and space and plumbing for white goods. There is a W.C on the half landing.

On the second floor you have two good-sized bedrooms and a bathroom with a bath and washbasin. The loft can also be accessed from this floor and offers great storage.

Eastlake rd sits on the edge of Camberwell, bordering Brixton. Brixton tube station (Victoria line) is less than a mile away, Loughborough Junction station (Thameslink) is 0.2m and Denmark Hill station is a walk through Ruskin Park, with services fast to Victoria and the South-East coast and the Overground between Clapham Junction and Highbury and Islington via Shoreditch. Coldharbour Lane has a wealth of bus routes taking you all across London. Camberwell is well known for its art scene and has an ever-growing number of cafes, galleries, bars and restaurants that attract a real buzz on the weekend. Brixton is now one of London's hottest night-spots and a real foodie haven. Eat cuisine from every corner of the globe before heading out for cocktails, and no need for a taxi home!

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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