



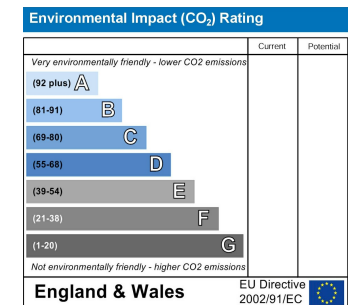
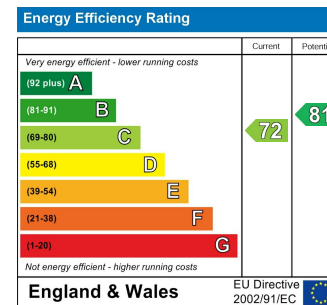
**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Eastlake Road, London, SE5 | Asking Price £500,000  
Call us today on 020 7708 2002





- Victorian
- Split Level
- Large Reception Room
  - Kitchen/Diner
  - Two Bedrooms
  - Popular Road
  - Chain Free



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!

Verified Material Information

Asking price: 500,000

Council tax band: D

Council tax annual charge: £1761.9 a year (£146.83 a month)

Tenure: Leasehold

Lease length: 92 years remaining (125 years from 1991)

Ground rent: £10

Service charge: £1172

Property type: Maisonette

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

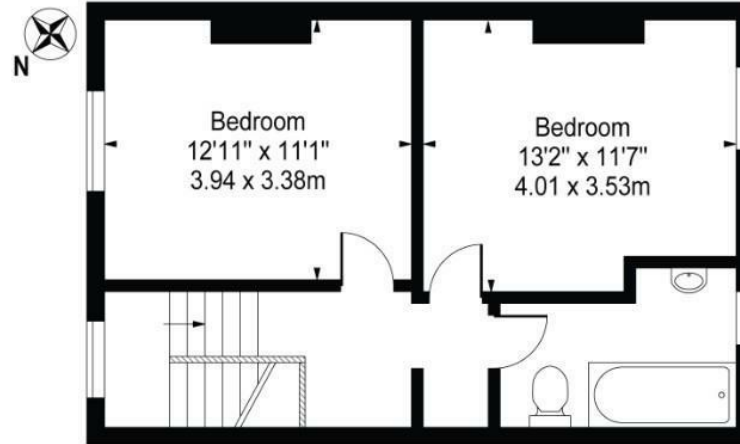
Energy Performance rating: Survey Instructed

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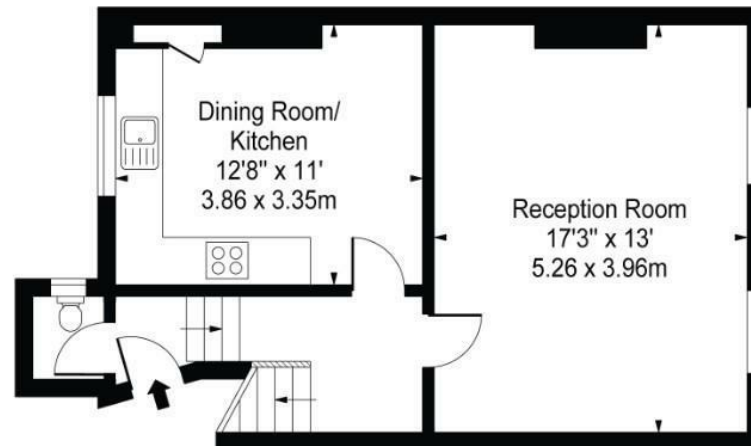
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

# 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](http://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.

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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