



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Southwell Road, London, SE5 | £425,000  
Call us today on 020 7708 2002



- Two Bedrooms
- Victorian Conversion
- Close To Loughborough Junction Station
- 125 Years Left On Lease
- Service Charge £800 PA
- Council Tax Band C

| Energy Efficiency Rating                    |  | Current                 | 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 |  |                         |           |
| England & Wales                             |  | 80                      | 80        |
|   |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  |                         |           |
|   |  | EU Directive 2002/91/EC |           |

A smart two-bedroom first floor flat in this refurbished Victorian conversion-located on a popular and quiet road, a short walk from Loughborough Junction Station.

Internally you are presented with two bedrooms, the first one is straight ahead as you enter with contemporary grey walls, soft carpeting, and built in storage. Next along the hallway is the second bedroom, finished to the same exacting standard. Next along the hallway is a modern bathroom, finished with marble effect tiling, there is a three-piece bathroom suite with an integrated shower over the bath, heated towel rail, and a vanity unit. The open plan kitchen/reception sits conveniently behind with a good range of wall and base units, finished in white high gloss and composite worktops. The kitchen is equipped with all white goods and an integrated oven and hob with an extractor hood. Engineered wood flooring and spots continue the modern feel and the reception area has enough space for relaxing and dining.

Southwell Road is in a sought-after area with a great sense of community, much of which centres around The Cambria local pub (which is currently undergoing a refurb) and the nearby Carnegie Library. Ruskin Park is just down the road with its state of the art play areas, paddling pool, café, tennis courts, lake and wild nature planting. It's a pleasant, 0.5 mile stroll through the park to Denmark Hill train station for trains to Victoria, London Bridge and Kings Cross. Or hop onto the 'ginger' East London Overground line to Shoreditch, Clapham (for trains to Gatwick), Canada Water (for Canary Wharf) and Highbury & Islington. At 0.3 mile away, Loughborough Junction station is even closer for Thameslink services. You are spoiled for choice when it comes to eating out. New café bars and restaurants are popping up all the time in arty Camberwell (we recommend The Crooked Well). A few bus stops away is Brixton Village with its plethora of international eateries. Camberwell is also home to a leisure centre with pool, brand new library and Saturday farmers' market on the soon to be revamped Camberwell Green.

Guide price: £425,000

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Lambeth

Lease length: 125 years remaining (Started in 2024 with a lease of 125 years)

Ground rent: Not payable

Service charge: £800 a year

Construction: Standard construction

Property type: Mid-terrace, Flat

Number of floors: 4

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

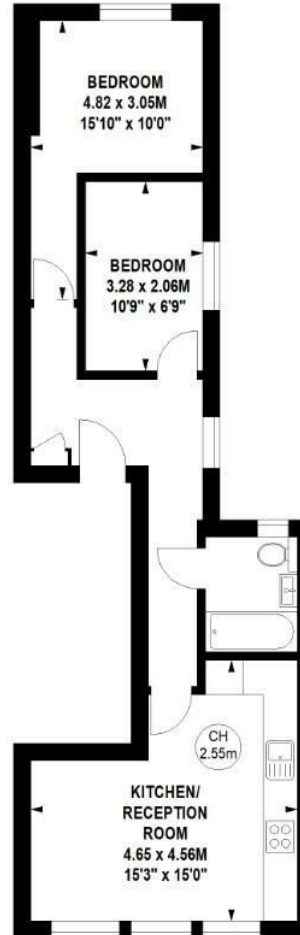
Building safety issues: No

## Southwell Road, SE5

Approximate gross internal area

47.28 sq m / 509 sq ft

Key :  
CH - Ceiling Height



### First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards.

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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