



HUNTERS[®]

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Venetian Road, London, SE5 | £525,000
Call us today on 020 7708 2002



- Two Bedrooms
- Maisonette
- Edwardian
- Share of Freehold
- Wrap Around Garden
- Purpose Built
- Between Loughborough Junction and Denmark Hill Station

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		EU Directive 2002/91/EC	69
			78

Environmental Impact (CO ₂) Rating		Current	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			
England & Wales		EU Directive 2002/91/EC	

GUIDE PRICE: £525,000 - £550,000.

Introducing this Purpose Built, Two Bedroom, Edwardian Maisonette –
With a Private Garden

Internally you are presented with a well-presented reception room offering ample space to relax and entertain, finished with sleek white walls, a fireplace which draws the eye, and a large picture sash window allowing natural light to grace the room. The kitchen is spacious with plenty of wall and base units, granite effect worktops, an integrated oven and hob, and space for space for plumbing and white goods. The large patio garden is accessed through a door in the kitchen and wraps around the side of the property, just add your favourite plants and herbs. The master bedroom is generously sized with ample space for a double bed and furniture, finished with soft carpeting. The second bedroom can be found off the kitchen, which offers space for a double bed, and has views of the garden through the sash window. There is a three-piece bathroom suite located off the hallway, fitted with a sink, a toilet and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash.

Venetian Road sits close to Kings College Hospital and Ruskin Park where you can enjoy the tennis courts, community gardens, nature planting, paddling pool, and family café. You are a 0.4 mile walk away from Denmark Hill station which offers services to Victoria, St Pancras and Blackfriars. London's orbital Overground network also offers links to Clapham and Shoreditch, while nearby bus routes offer fast and frequent 24-hour services to all four corners of the city. Loughborough Junction Station is also only a 0.5 mile walk away Thameslink services.

Tenure: Share of Freehold

Council Tax Band: C

Authority: London Borough of Lambeth

Ground rent: Not payable

Service charge: Not payable (50% of Buildings Insurance)

Parking: On Street Parking

Construction: Standard Construction

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

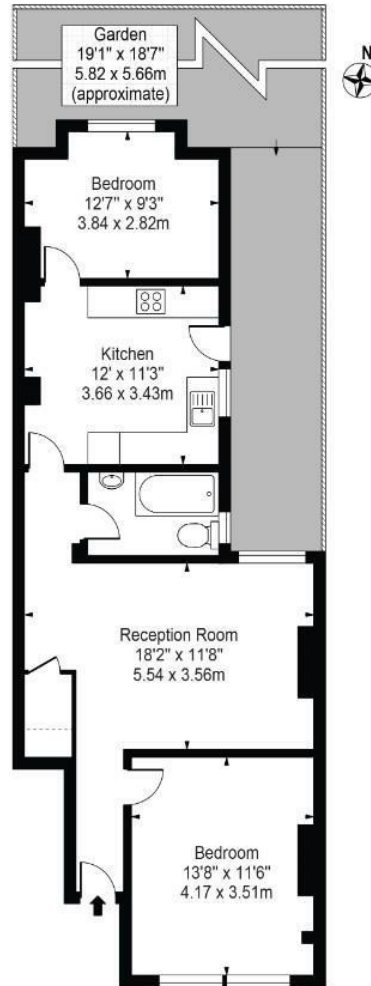
Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Building Safety Issues: No

In a Conservation Area: No

Venetian Road, SE5 9RR
Approx. Gross Internal Area 736 Sq Ft - 68.38 Sq M



Ground 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.

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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

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