



HUNTERS[®]
HERE TO GET *you* THERE

Venetian Road, London, SE5 | £475,000
Call us today on 020 7708 2002



- Two Bedrooms
- Maisonette
- Edwardian
- Share Of Freehold
- Between Loughborough Junction and Denmark Hill Station
- Gross Internal Area Over 71m2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			78
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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: £475,000 - £500,000.

Introducing this well-presented, Purpose Built, Two Bedroom Edwardian Maisonette.

Internally you are presented with a spacious reception room with space to relax and entertain, finished with soft carpeting, a fireplace that catches the eye, and bay windows allowing natural light to grace the room. Heading through the property you will find the kitchen, which is well presented, with wall and base units, an integrated oven and hob, wood flooring, and white tiled splashbacks. The master bedroom offers ample space for a double bed and furniture, with sash windows and sleek white walls. The second bedroom can be found just off the kitchen and boasts the same white walls and carpeting as the master bedroom, with a large sash window. There is a three-piece bathroom 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

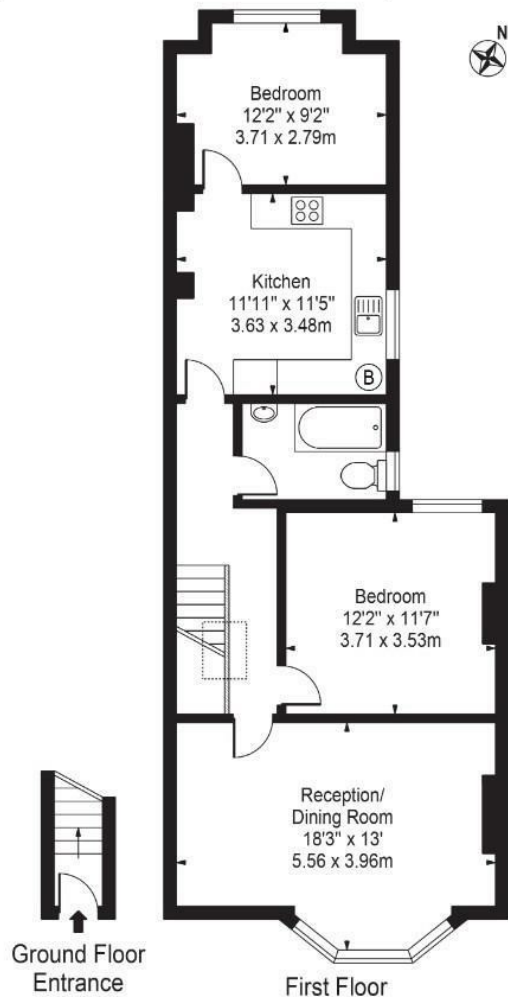
Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Building Safety Issues: No

In a Conservation Area: No

Venetian Road, SE5 9RR
Approx. Gross Internal Area 770 Sq Ft - 71.54 Sq M



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.

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