



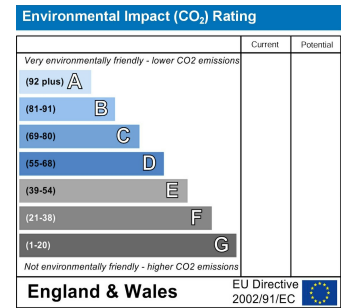
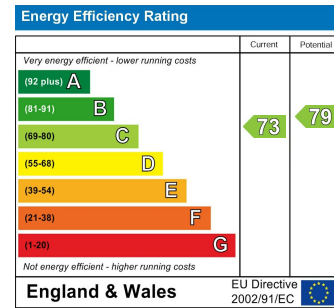
**HUNTERS**<sup>®</sup>

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Coldharbour Lane, London, SE5 | Offers Over £330,000  
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- One Bedroom
- Share of Freehold
- Well Presented
- Neutral Decor
  - Garden
- Kitchen/Diner



Introducing this Spacious and Well-Presented One Bedroom Basement Flat with a Garden.

Internally you are presented with a sleek reception area, with space for a table and chairs to relax and entertain guests, finished with soft carpeting and sash windows offering natural light. The kitchen/dining room is well presented with a contemporary finish, and plenty of wall and base units, an integrated oven and hob, and space and plumbing for white goods. The bedroom offers ample space for a double bed and bedroom furniture, with a large sash window offering views to the garden. Walk through the French doors at the end of the kitchen/dining area and you will find the patio garden, with space to entertain and relax, just add your favourite plants and herbs. Heading back through the property, you will find the three-piece bathroom suite, fitted with a toilet, a sink, a heated towel rail, and a bath with an overhead shower, perfect for a relaxing soak, or the busy morning dash.

Much of London is commutable on a bicycle, the nearest overground is Loughborough Junction Station which is a 0.2 mile walk away offering Thameslink services to the city. Brixton underground station is the nearest tube for the Victoria Line and Coldharbour Lane is well serviced for buses in and out of central London. Denmark Hill station is a pleasant 0.7 mile walk away and has services to Victoria and the overground between Clapham and fashionable East London. Coldharbour Lane is an area on the up and a string of new independent cafe's, bars and restaurants. There are several great parks in the area, including the award-winning Ruskin Park, and Nearby Myatt's Fields Park is a restored Victorian park replete with seasonal flower beds, Bandstand and a great café. Brixton itself needs little introduction as one of London's top foodie havens with amazing music venues and boutique shops. Camberwell, famous for its art scene, is also increasingly becoming a food and drink hotspot.

Tenure: Share of Freehold

Council Tax band: B

Authority: London Borough of Lambeth

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 4

Has lift: No

Over commercial premises: No

Parking: None

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: No

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Heating features: None

Building safety issues: No

Restrictions

Rights and easements

Title TGL271483 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from the right to support, shelter, and protection for the building from adjoining properties specified in the deeds. - The property is granted the right of light and air from neighboring land but may be subject to interference through future construction works.

Public right of way through and/or across your house, buildings or land: No

Flood risk: Yes

River and sea flooding risk: Very Low; Surface water flooding risk: High;

Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely

History of flooding: No history of flooding has been reported.

Coastal erosion risk: No

Planning and development: No

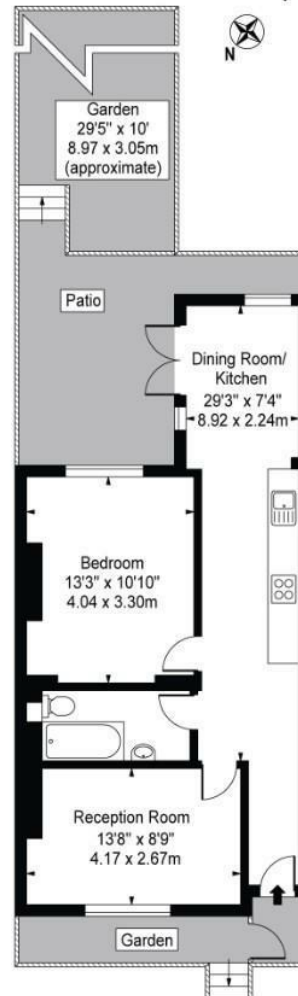
Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

# Coldharbour Lane, SE5 9PA

Approx. Gross Internal Area 556 Sq Ft - 51.65 Sq M



Lower Ground 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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