

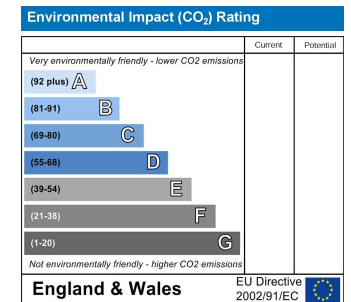
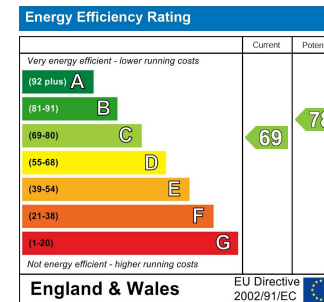


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Venetian Road, London, SE5 | Offers in Excess of £475,000
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- Two Bedrooms
- Maisonette
- Edwardian
- Share of Freehold / Long Lease
- Own Wrap Around Garden
- Purpose Built
- Between Loughborough Junction and Denmark Hill Station



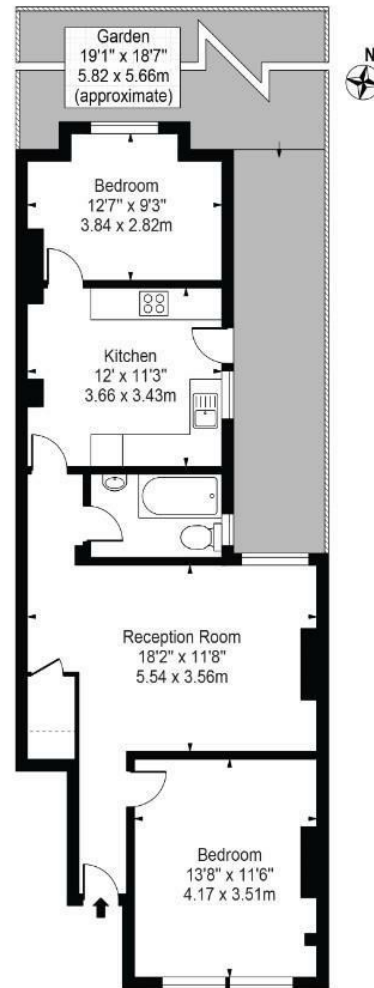
Charming, Purpose-Built, Two-Bedroom Edwardian Maisonette – Private Garden, Share of Freehold, Chain Free
Guide Price £475,000 to £500,000

Inside, you'll find a well-presented reception room, offering plenty of space to relax and entertain. The sleek white walls provide a fresh, modern feel, while a striking fireplace serves as a focal point. A large picture sash window floods the space with natural light, enhancing the room's airy ambiance. The spacious kitchen features ample wall and base units, granite-effect worktops, an integrated oven and hob, plus designated space for plumbing and white goods. From here, a door leads to the expansive patio garden, which wraps around the side of the property—perfect for adding your favourite plants and herbs. The master bedroom is generously sized, comfortably accommodating a double bed and additional furniture, and is finished with soft carpeting for a cozy touch. The second bedroom, accessed via the kitchen, also fits a double bed and offers garden views through a sash window. A well-appointed three-piece bathroom suite sits off the hallway, complete with a sink, toilet, and a bath with an overhead shower—ideal 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.

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