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Eastlake Rd, London, SE5 | Guide Price: £1,350,000 - £1,400,000  
Call us today on 020 7708 2002





- Grand Victorian Terraced House
- Gross Internal Area Over 200Sq Metres
- Openplan Reception over 13 metres - underfloor heating
  - Five Rooms
- Rear Garden with Patio and Decking
  - Three Bathrooms
  - Popular Road
- Close to Loughborough Junction Station
  - Council Tax (Band F Lambeth)
  - EPC - D

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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	
62	79
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) 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	
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A Grand Victorian Terrace, that has been Extended and Measures in Excess of 200m<sup>2</sup> - Enabling Modern Living in Victorian Grandeur.

The property offers versatile living accommodation, with an open plan reception that spans the entire lower ground floor and extension then rolls out onto the garden via bifolds.

On the upper floors you have five large rooms, two bathrooms one of which is ensuite and a shower room on the raised ground floor. The loft could also be converted (subject to planning). Front and rear gardens, the rear garden has a patio and decked area. The property is well presented throughout and located on one of Camberwell's most popular roads.

Eastlake road sits on the edge of Camberwell, bordering Brixton. Brixton tube station (Victoria line) is less than a mile away, Loughborough Junction station (Thameslink) is 0.2m and Denmark Hill station is a 0.8m walk through Ruskin Park, with services fast to Victoria and the South-East coast and the Overground between Clapham Junction, Highbury and Islington via Shoreditch. Coldharbour Lane has a wealth of bus routes taking you across London. Camberwell is well known for its art scene and has an ever-growing number of cafes, galleries, bars, and restaurants that attract a real buzz on the weekend. Brixton is now one of London's hottest nightspots and a real foodie haven. Eat cuisine from every corner of the globe before heading out for cocktails, and no need for a taxi home!

Tenure: Freehold

Council Tax band: F

Authority: London Borough of Lambeth

Construction: Standard construction

Property type: Mid-terrace, House

Parking: None

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

Rights and easements:

Title LN199595 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Full rights reserved by a Conveyance, including dealing with nearby land, maintaining buildings even if they reduce light or air, and flow of water through existing drains.

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

Flood risk: No

River and sea flooding risk: Very low; Surface water flooding risk: Very low;

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

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

Coastal erosion risk: No

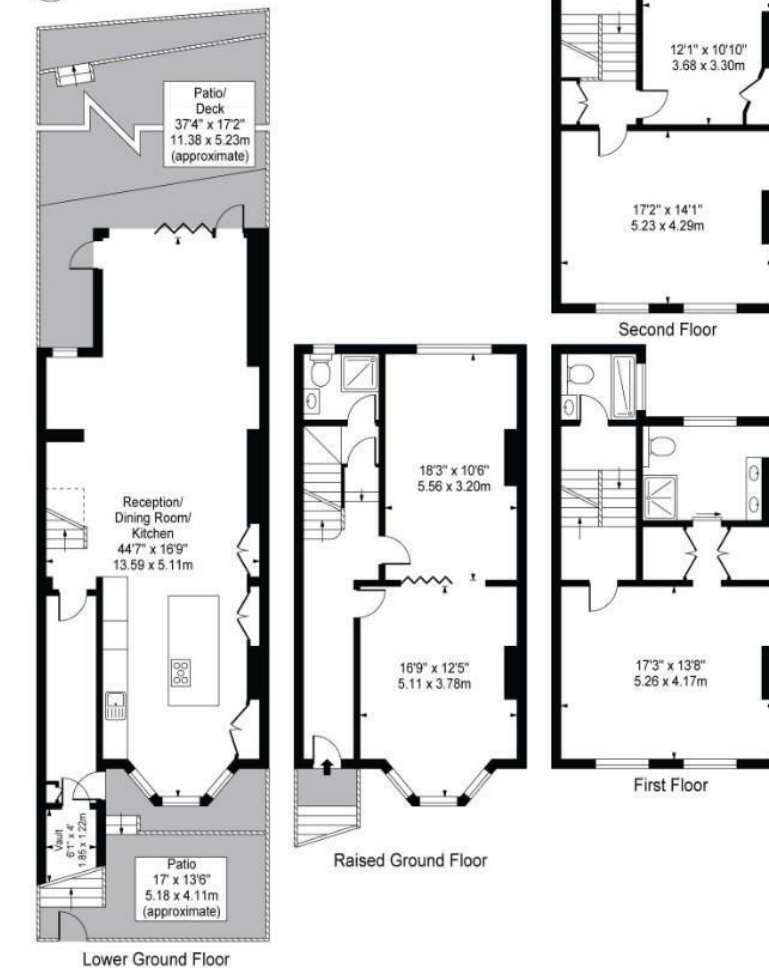
Planning and development: No

Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

Eastlake Road, SE5 9QJ  
 Approx. Gross Internal Area 2210 Sq Ft - 205.32 Sq M



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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