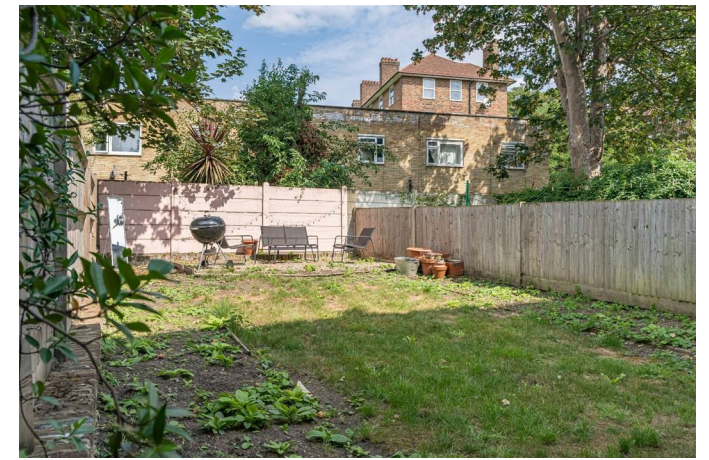
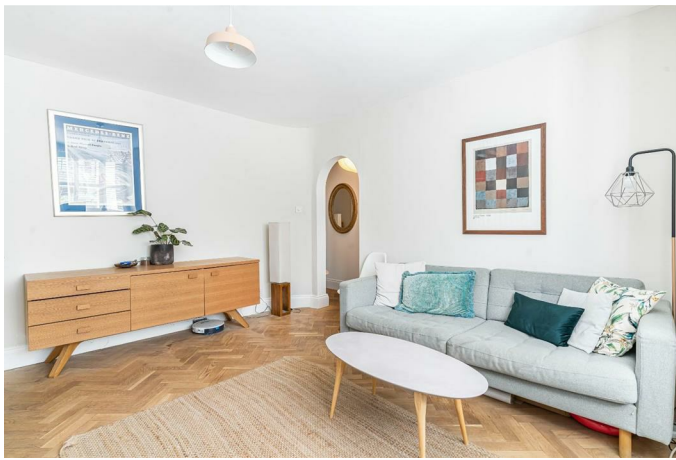


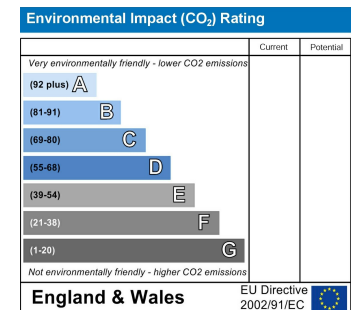
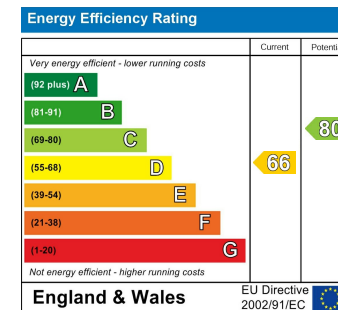


HUNTERS®
HERE TO GET *you* THERE

Eastlake Road, London, SE5 | Asking Price £675,000
Call us today on 020 7708 2002



- Split Level Maisonette
- Three Bedrooms
- Large Private Garden
- Modern Kitchen and Bathroom
- Lease Length: 107 Years Remaining
 - Service Charge: £1687.65 PA
- Ground Rent: £10 PA (Not Subject to Increase)



A well-presented three-bedroom split level maisonette with a large private garden!

On the lower ground floor you'll find a good-sized reception room, with ample room for relaxing, there is a bay window offering plenty of natural light and the room has been finished with neutral décor and herringbone effect flooring. You'll also find a modern and bright eat in kitchen, with classic white wall and base units with complementary hardware, white metro wall tiling, granite effect work tops and a built-in oven and hob. To the rear you'll find a family bathroom, with a three-piece suite complete with an overhead shower, a WC and a sink built into storage. It has been finished with white metro tiling, stylish sage green painted walls and large grey floor tiles. From the hallway you can access the large private rear garden, a blank canvass that can be the perfect spot to entertain guests with a BBQ in the summer or enjoy a family meal al fresco.

On the first floor you'll find three bedrooms, the two main bedrooms with plenty of space for a double bed and additional furniture and finished with dark wood flooring. The third bedroom is perfect for a guest bedroom, nursery or home office.

Eastlake road sits on the edge of Camberwell, bordering Brixton. Brixton tube station (Victoria line) is 0.9 miles away, Loughborough Junction station (Thameslink) is 0.2m and Denmark Hill station is a 0.7m 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: Leasehold

Council Tax band: D

Authority: London Borough of Lambeth

Lease length: 107 years remaining (Started in 2007 with a lease of 125 years.)

Ground rent: £10 per annum (Not subject to increase)

Service charge: £1687.65 per annum

Construction: Standard construction

Property type: Maisonette

Number of floors: Lower Ground and 1

Entrance on floor: 4

Has lift: No

Over commercial premises: No

Parking: On street permit required

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Gas central heating

Building safety issues: No

Lease restrictions:

There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

The registered lease is made pursuant to Part V of the Housing Act 1985 and the title includes the legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights

that are granted or reserved by the lease and affect the registered land. In addition the land has the benefit of but is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

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

Flood risk: Yes

History of flooding: None

Planning and development: None

Listing and conservation: None

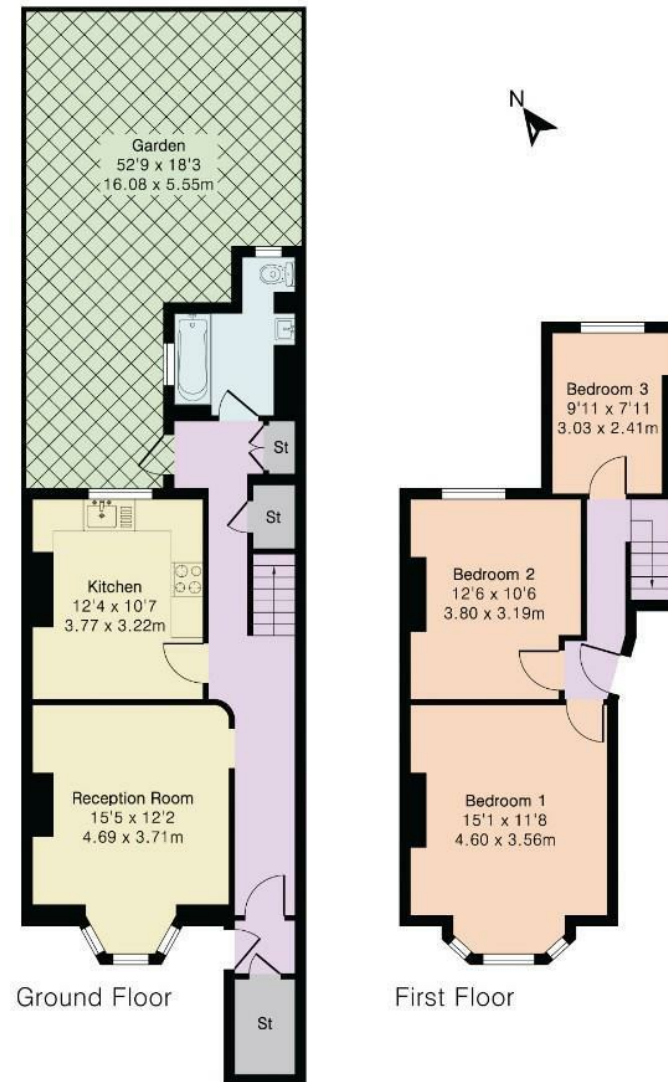
Accessibility: None

Mining: No coal mining risk identified

Approximate Gross Internal Area 996 sq ft - 92 sq m

Ground Floor Area 561 sq ft – 52 sq m

First Floor Area 435 sq ft – 40 sq m



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

HUNTERS[®]
HERE TO GET *you* THERE