



HUNTERS®
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Northway Road, London, SE5, SE5 | £650,000
Call us today on 020 7708 2002



- Victorian Conversion
- Two Double Bedrooms
- South West Facing Garden
 - Contemporary Finish
 - Close to Ruskin Park
 - Popular Location
 - Share of Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	73 78

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	

A stylish two double bedroom Victorian conversion with a private southwest facing garden and a share of freehold.

It is a popular location for young professionals and families -Ruskin Park is at the end of the road and Loughborough Junction and Denmark Hill are the closest stations.

The property is very well presented and is awash with light, the reception room has wide plank oak flooring and full width doors that allow the space to extend out to the garden in balmy months. There is space to relax and entertain, a smart kitchen at the opposite end has white handleless wall and base units with quartz worktops and integrated appliances to keep the space sleek.

The garden is southwest facing, landscaped and low maintenance. There is a shingle patio and an easy grass lawn with planted borders and established planting, just add your favourite herbs - for evening entertaining there are exterior lights and power.

Two large bedrooms – the master to the front is very generous and has built in storage, a feature fireplace, plantation shutters and a bay window. The second bedroom is also a double but is currently being used as a home office. The bathroom is contemporary and well equipped, with a three-piece bathroom suite and a shower over the bath.

Northway Road is in a sought after area with a great sense of community and is very popular with families, with a local pub, The Cambria, and the nearby Carnegie Library (0.4 miles). Ruskin Park is just down the road (0.2 miles) with its state of the art play areas, paddling pool, community sauna, café, tennis courts, community gardens, lake and wild nature planting. It's a pleasant, 0.5 mile stroll through the park to Denmark Hill train station for trains to Victoria, London Bridge and Kings Cross. Or hop onto the East London Overground line to Shoreditch, Clapham (for trains to Gatwick), Canada Water (for Canary Wharf) and Highbury & Islington. At 0.2 mile away, Loughborough Junction station is even closer for Thameslink services. Herne Hill is just over 1 mile away and has a super fast train to Victoria. You are spoiled for choice when it comes to eating out. New café bars and restaurants are popping up all the time in arty Camberwell. A few bus stops away is Brixton Village with its plethora of international eateries 1 mile away. Camberwell is also home to a leisure centre with pool, new library and Saturday farmers' market on the soon to be revamped Camberwell Green.

Tenure: Share of Freehold

Council Tax band: C

Authority: London Borough of Lambeth

Lease length: 115 years remaining (Started in 2015 with a lease of 125 years.)

Buildings Insurance: £300 per annum

Construction: Standard construction

Property type: Flat

Number of floors: 2

Entrance on floor: Ground

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:

The Lease prohibits or restricts alienation.

The title includes any 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.

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

Flood risk: No

History of flooding: No

Planning and development: None

Listing and conservation: None

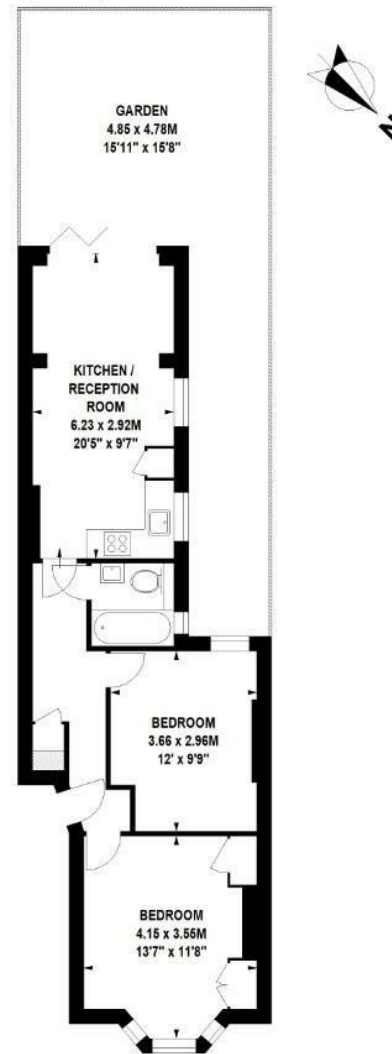
Accessibility: None

Mining: No coal mining risk identified

Northway Road, SE5

Approximate Gross Internal Area 53 sq m / 571 sq ft

Under 1.5m head height



Ground Floor

Floor Plan produced for Hunters by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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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