



**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

Flaxman Road, London, SE5 | Guide Price £300,000 to £325,000  
Call us today on 020 7708 2002



- One Bedroom Flat
- Purpose Built
- Private Balcony
- Lease Length: 115 Years Remaining
- Ground Rent: £10 PA (Not Subject to Increase)
- Service Charge: £1,500 PA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Guide Price £300,000 to £325,000!

A bright one-bedroom purpose built flat with a balcony near to Loughborough Junction station!

Internally you are presented with a spacious reception room, with plenty of space for relaxing and for a dining table and chairs. There are floor to ceiling windows offering plenty of natural light and the room is finished with laminate flooring and neutral décor. From the reception you can access your larger than average private balcony, which is the perfect spot to dine alfresco or enjoy your morning coffee. There is a modern fitted kitchen with white wall and base units, wood effect work tops, a built-in oven and hob and has been finished with a white tiled splash back and complementary tiled flooring. There is a good-sized bedroom, with plenty of space for a double bed and additional furniture and is finished with neutral décor and carpets. The bathroom has a three-piece suite, complete with a shower over the bath, a WC and a sink and is finished with partial neutral wall tiling. The property benefits from a storage cupboard in the hallway.

Your nearest train station is Loughborough Junction (0.4 miles away) – for connections to Kings Cross and Thameslink Services. Or walk down to Coldharbour Lane (0.4 miles away) and Camberwell Green (0.7 miles away) for plentiful bus connections to Oval (Northern Line), Elephant & Castle (Bakerloo) and all the major train stations. Enjoy Camberwell's eclectic arts scene on the weekends (Camberwell Arts Festival is a major attraction in June), its quirky delis, café bars, restaurants, library, and Saturday farmers' market on revamped Camberwell Green. The stunning Myatt's Fields Park is 0.5 miles away and well worth a visit, it is a hidden gem of a park.

Tenure: Leasehold

Council Tax band: B

Authority: London Borough of Lambeth

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

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

Service charge: £1,500 per annum

Construction: Standard construction

Property type: Flat

Number of floors: 2

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Parking: Permit required

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating

Building safety issues: None

Lease restrictions: None

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

Flood risk: Yes

History of flooding: No

Planning and development: None

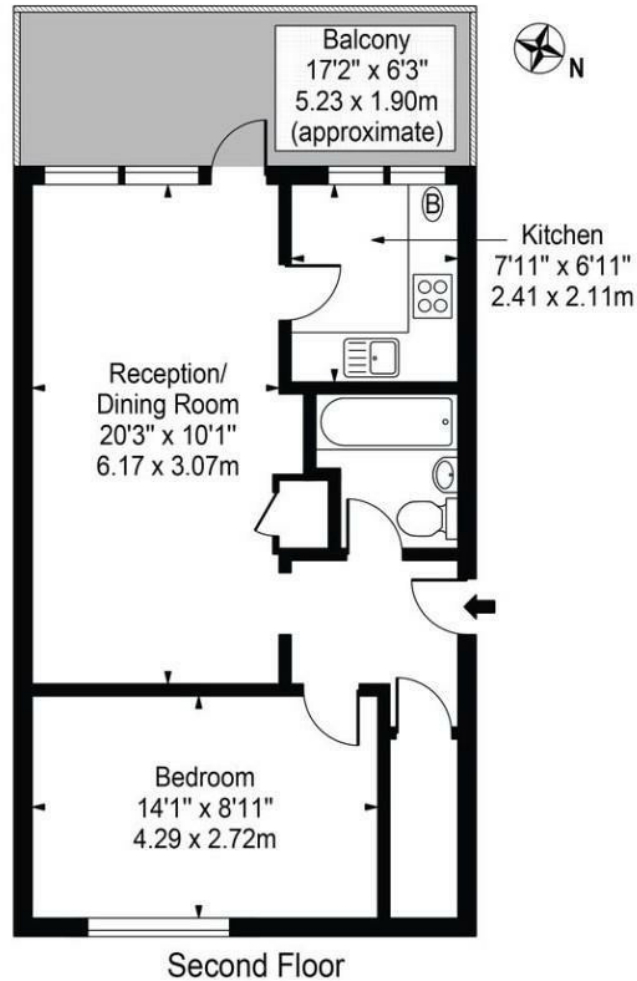
Listing and conservation: None

Accessibility: None

Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Baltic House,  
Flaxman Road, SE5 9DR  
Approx. Gross Internal Area 513 Sq Ft - 47.66 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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