



**Coldharbour Lane, London SW9**

**welcome to**  
**Coldharbour Lane, London**

An extremely rare opportunity to acquire this two double bedroom ground floor end of terrace period maisonette with direct access to an enormous private south facing rear garden. The property occupies an enviable corner plot which sees the property enjoy two separate street entrances, a second patio and off-street parking. The property also benefits from an en suite to the master bedroom and is available for sale with the benefit of no onward chain. The property is situated just moments from Loughborough Junction Station (overground service) as well as being just a short walk from Brixton's vibrant High Street and markets which offer a plethora of shops, stalls, restaurants and bars by day as well as night. Brixton Station (Victoria Line and overground services) is also just moments away along with a multitude of bus routes in and out of the city.

Accommodation comprises own front door, two genuine double bedrooms with en suite to the master, large living room with ample space for a dining table, separate kitchen with access to a private terrace, family bathroom and south facing rear garden.

Viewings are essential to fully appreciate this unique property.

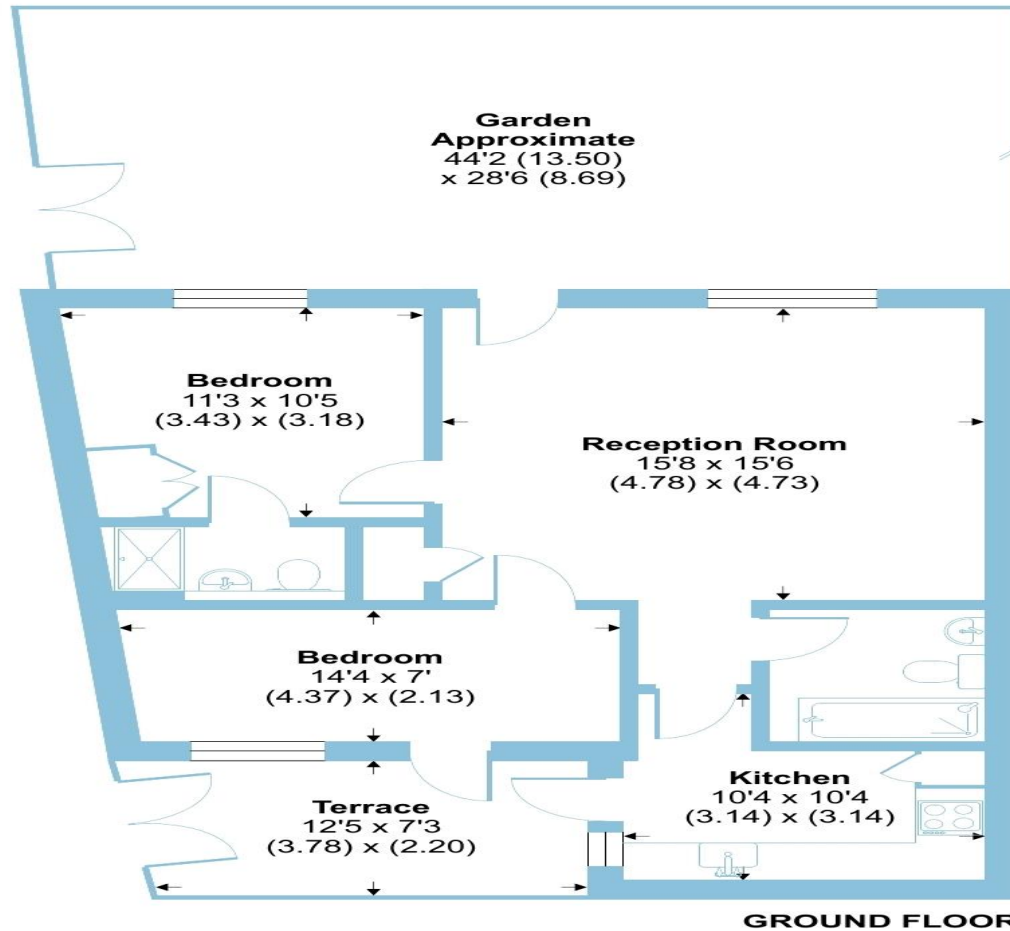




# Coldharbour Lane, London, SW9

Approximate Area = 656 sq ft / 61 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1269658

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## welcome to Coldharbour Lane, London

- Two Double Bedrooms
- Huge Private Rear Garden
- Off Street Parking
- No Onward Chain
- Period Conversion

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of  
**£575,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT109772](https://barnardmarcus.co.uk/Property/KGT109772)



Property Ref:  
KGT109772 - 0008

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**020 7735 0922**



[Kennington@barnardmarcus.co.uk](mailto:Kennington@barnardmarcus.co.uk)



315 Kennington Road, Kennington, LONDON,  
SE11 4QE



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**