



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.

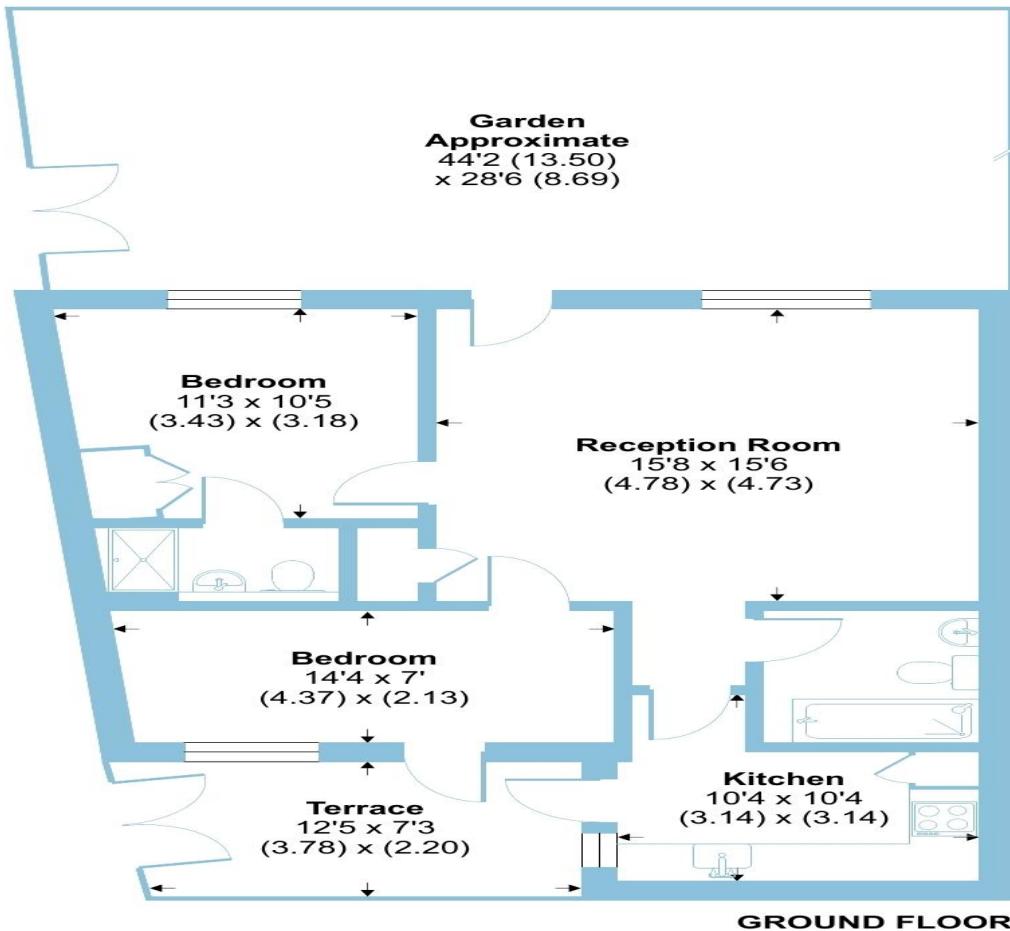
Viewings are essential to fully appreciate this unique property.



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). © nichecom 2025. Produced for Barnard Marcus. REF: 1269658



barnard marcus

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

£535,000



view this property online barnardmarcus.co.uk/Property/KGT109772

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
KGT109772 - 0015



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



barnardmarcus.co.uk