



GUIDE PRICE

**£300,000**

**Coleman Road**

London, SE5 7TG

**GARETH  
JAMES**

## PROPERTY SUMMARY

\*\*Guide price £300,000 - £330,000\*\*

Step into spacious elegance with this tasteful one-bedroom apartment, nestled within a charming period conversion on one of Camberwell's most serene streets. Offering more than your average-sized one-bedroom, this home offers a fantastic first time or investment purchase.

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First Floor  
505 sq ft

Coleman Road, SE5  
Approximate Gross Internal Area  
46.88 SQ.M / 505 SQ.FT




Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**GARETH**  
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