

COLDHARBOUR LANE, CAMBERWELL, SE5
LEASEHOLD
GUIDE PRICE £450,000 TO £475,000



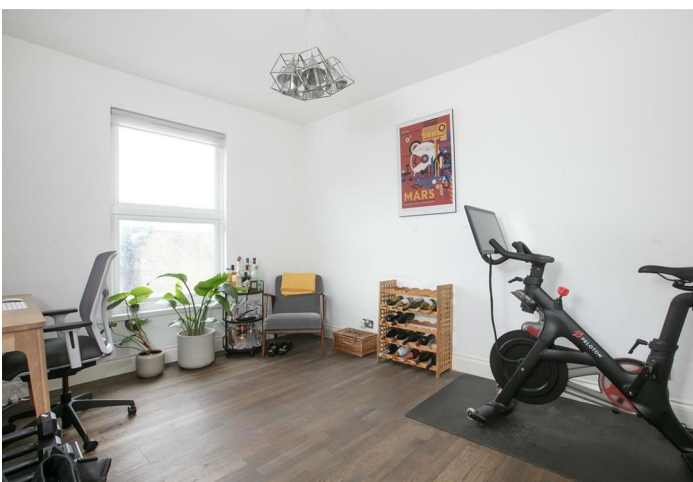
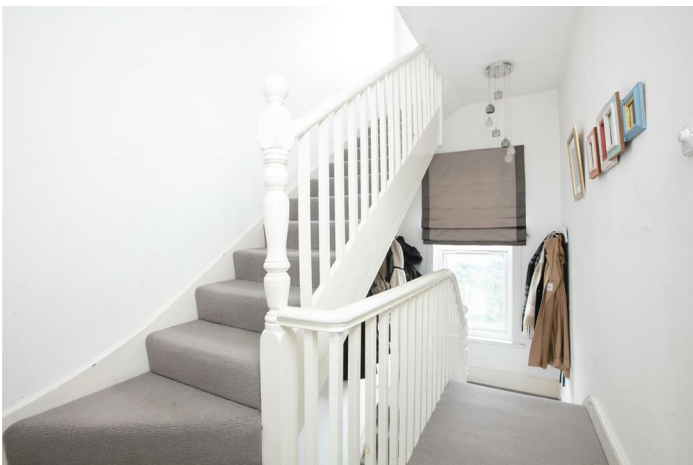
SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length : 117 years remaining
Service Charge : £532.38 per annum
Ground Rent : £150 per annum

FEATURES

Split-Level
Seconds From Camberwell's
Attractions
Two Proper Double Bedrooms
Leasehold



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Super Convenient and Huge Split-Level Two Bedder in Top Spot. CHAIN FREE.

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Spread generously over the top two floors of a well-placed period conversion, this bright two bedder will let you spread your wings wide! Enjoying two proper double bedrooms, modern bathroom and a light and lovely living space the property leaves you in the heart of Camberwell - literally seconds from bars, eateries and culture. There are numerous highly considered attractions within a stone's throw and you're in prime position for a plethora of swift, frequent bus routes. Denmark Hill Station is also easily reached for unbeatable links to Victoria, Shoreditch, Farringdon, Clapham and Canada Water for the Jubilee Line. Oval's zone two Northern Line is less than 10 minutes by bus or around 20 minutes on foot.

A shared entrance and hallway leads upward to your first floor where you find a front-facing reception stretching into the full width of the property. The kitchen runs along the right hand wall with plenty of cabinet space. Appliances include an integrated fridge/freezer, dishwasher and there's a four ring gas hob and oven too. The seating and dining areas are kept light and pleasant with three casement windows. Bespoke storage and a pretty feature fireplace completes the space nicely.

Facing rear on this level comes the first of your lovely bedrooms. The room, currently laid out as a home office and gym, would comfortably house a king sized double and storage. Upward to the second floor you find a long carpeted hall kept light by a rear-facing window. A laundry cupboard with space and plumbing for a washing machine is tucked neatly to your right. Dead ahead is the modern, fully tiled bathroom with contemporary 3/4 bath, drencher, wash hand basin and loo. Last but certainly not least comes your master bedroom which stretches the full depth of the second floor and has a dual aspect.

You couldn't be better placed here. The transport options are good, with a multitude of buses running close by on Camberwell Church Street into the City and the West End. Denmark Hill station (zone 2) for fast, regular services to Victoria, Blackfriars and Farringdon is a 10 minute walk in the other direction. A plethora of eateries including the much loved Theo's Pizzeria, Silk Road, Camberwell Arms, Crooked Well and Flour to the People are at your fingertips. There are plenty of local shops nearby with a large Morrison's and Co-op on your doorstep plus there is also a host of independent food shops on Camberwell Green. Fancy a cake and coffee? Check out the Grove Lane Deli which is one of the best rated coffee shops in all of London. Keeping fit? There are several great gyms locally including the recently renovated Camberwell Baths and a 24hr easyGym less than 2 mins walk away. There are plenty of outdoor spaces with Ruskin Park and Myatt's Fields both nearby.

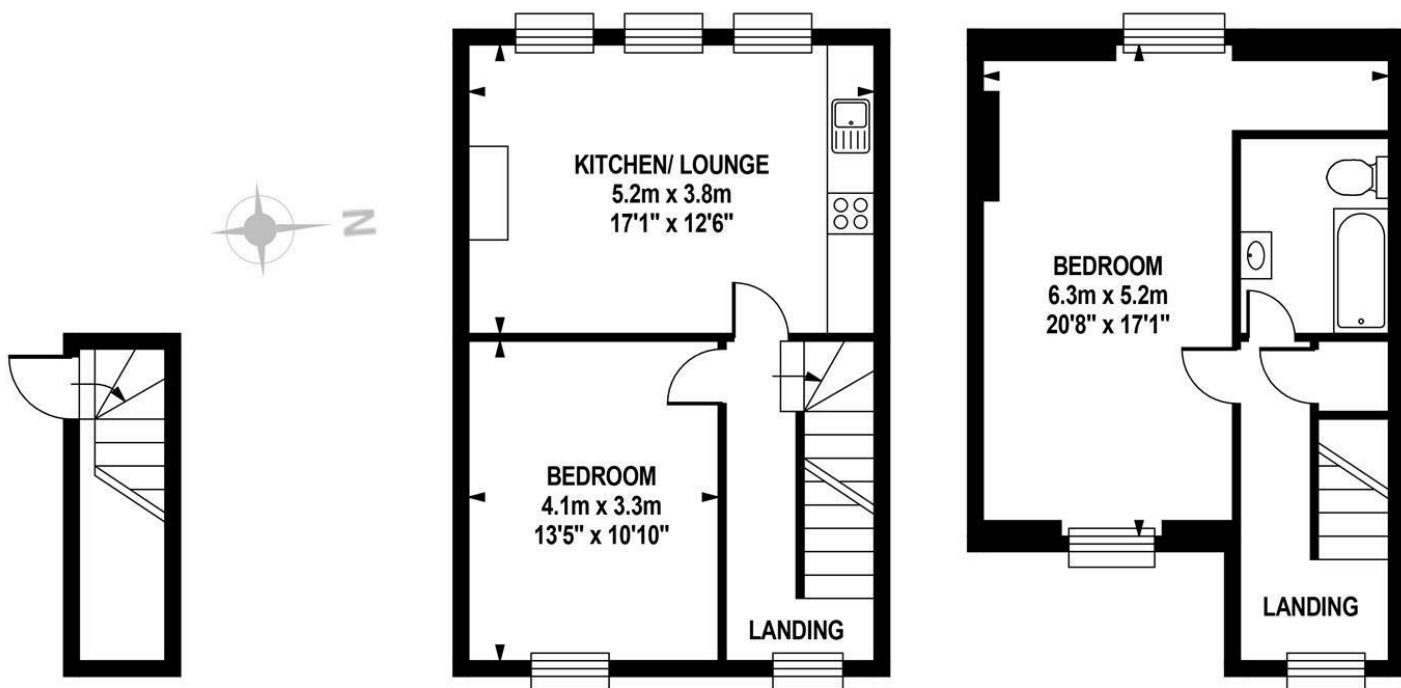
Tenure: Leasehold

Lease Length: 117 years

Council Tax Band: C

COLDHARBOUR LANE SE5

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FIRST FLOOR

Approximate Internal Area :-
4.40 sq m / 47 sq ft

SECOND FLOOR

Approximate Internal Area :-
41.08 sq m / 442 sq ft

THIRD FLOOR

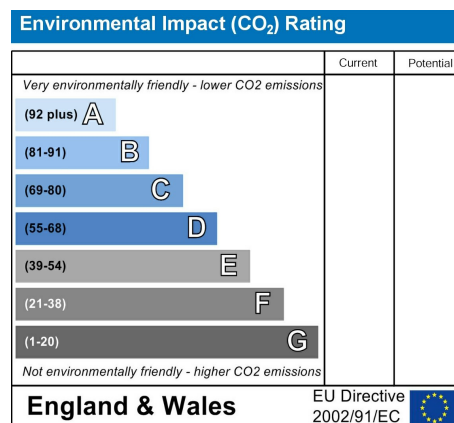
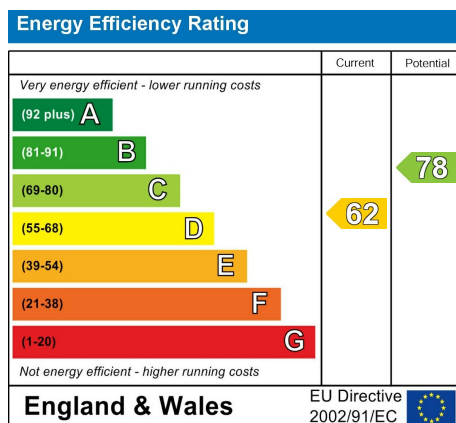
Approximate Internal Area :-
34.66 sq m / 373 sq ft

TOTAL APPROX.FLOOR AREA

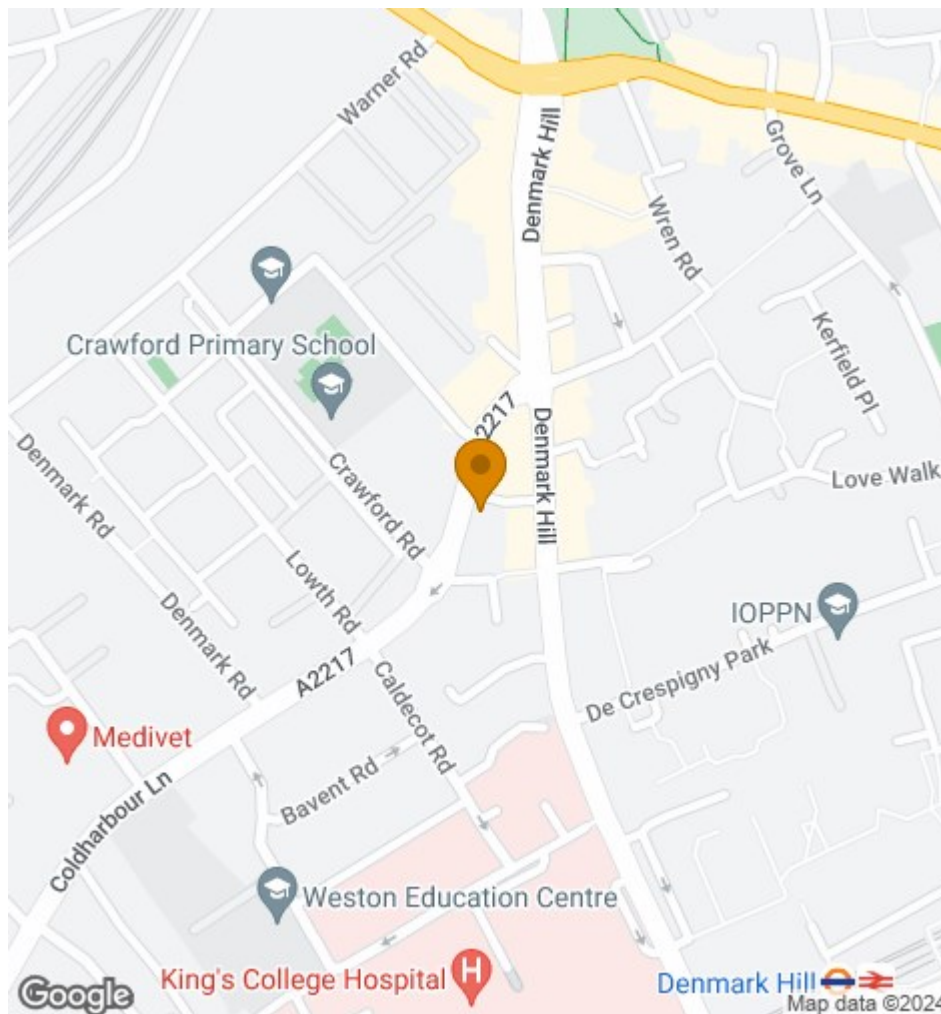
Approximate Internal Area :- 80.14 sq m / 862 sq ft
Measurements for guidance only / not to scale

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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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