

FLAXMAN ROAD, CAMBERWELL, SE5

LEASEHOLD

£575,000



## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : Being extended to 999 years

Service Charge : n/a

Ground Rent : n/a

## FEATURES

Private Terrace With City Views

Split Level

Stylish Decor

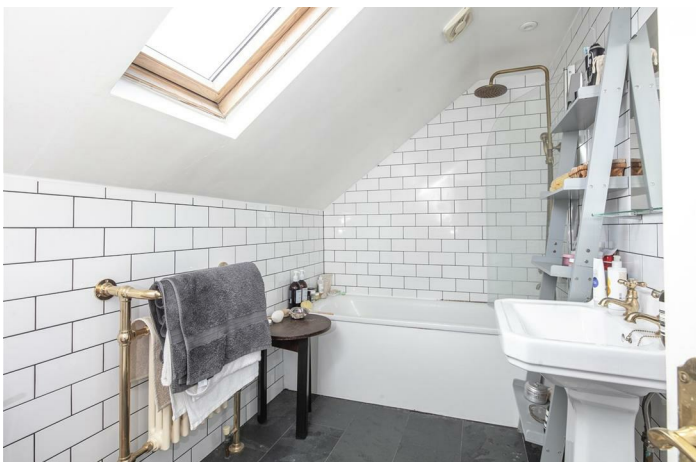
Peaceful Yet Convenient Location

Leasehold



FLAXMAN ROAD SE5

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Splendid Split Level Two Bedder With Lovely Private Terrace - CHAIN FREE.

Split generously over the top two floors of a most handsome period building, this super two bedder enjoys abundant living and slumber space and a fab private terrace with city views. The accommodation comprises two lovely double bedrooms, open plan kitchen/living area and contemporary bathroom. Transport-wise you're spoiled for choice with Loughborough Junction Station just a three minute stroll. From here you can be in Elephant & Castle in less than five minutes. Blackfriars, Farringdon, City Thameslink, Kings Cross and Luton services are also frequent and quick. Brixton is an easy 10 minute walk for the Victoria Line.

Steps lead upward from the street, past original ornate black railings whereupon a communal entrance reveals your inner door. Upward to a well presented landing you find your fantastic kitchen/diner. It's a bright, spacious and contemporary area with tonnes of light. French doors to the rear lead outward to the decked terrace from which you can enjoy views of the Shard. A comfortable reception adjoins the kitchen/diner with a front facing sash window inviting more light and airiness. The first of your lovely double bedrooms, currently laid out as a fantastic work-from-home space shares the front spot. Upward to the top floor you find a wonderful full width double bedroom with two windows and sloping eaves. Next to this sits the bathroom which has modern tiling, bath and white suite.

Camberwell promises any number of cracking pubs and delicious restaurants. The Camberwell Arms has won awards for its food, whilst the Tiger, Sun and Stormbird are always lively options. Even closer is the Sun Of Camberwell! The house is also situated just around the corner from the Cambria pub which is a much-loved local boozier. Bustling Brixton is a 10 minute stroll or a quick bus for a host of more eateries and entertainment. The 'Ritzy' cinema is a fab spot to catch art house and mainstream movies. There's a huge selection of bars and restaurants - the Brixton Village covered market offers everything from Vietnamese to Columbian. The very charming Myatts Field is only a few minutes walk away and has a children's play area, coffee shop and wonderful period bandstand.

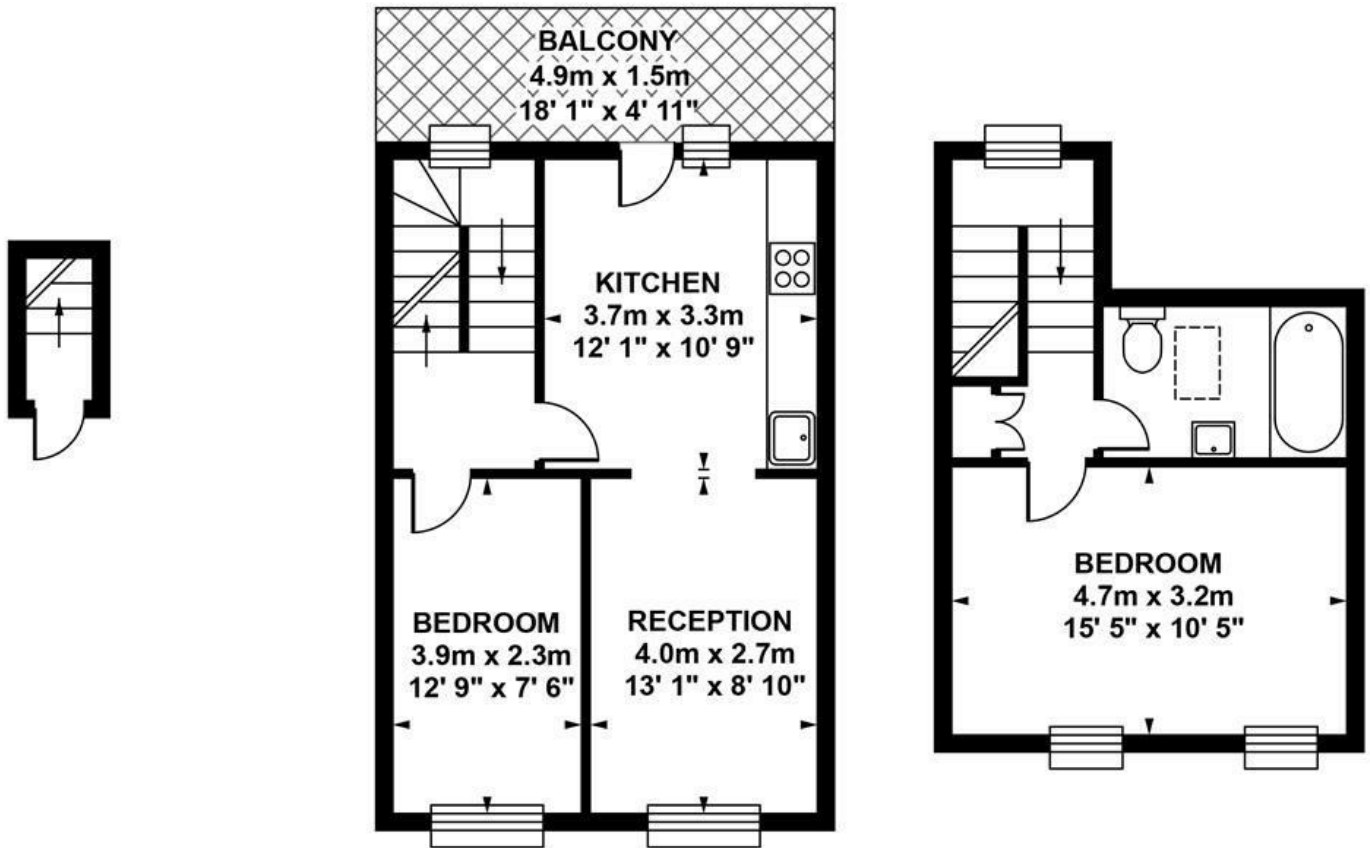
Tenure: Leasehold

Lease Length: Being extended to 999 years

Council Tax Band: C

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**GROUND FLOOR**

Approximate. internal area :  
1.36 sqm / 15 sq ft

**FIRST FLOOR**

Approximate. internal area :  
39.46 sqm / 425 sq ft

**SECOND FLOOR**

Approximate. internal area :  
27.05 sqm / 291 sq ft

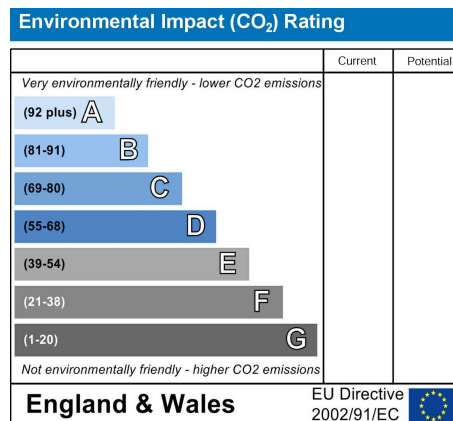
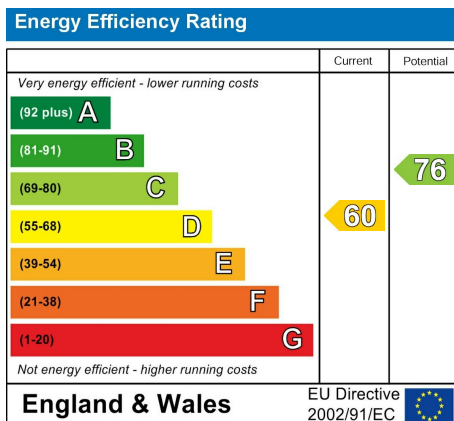
**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 67.87 sqm / 731 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.

