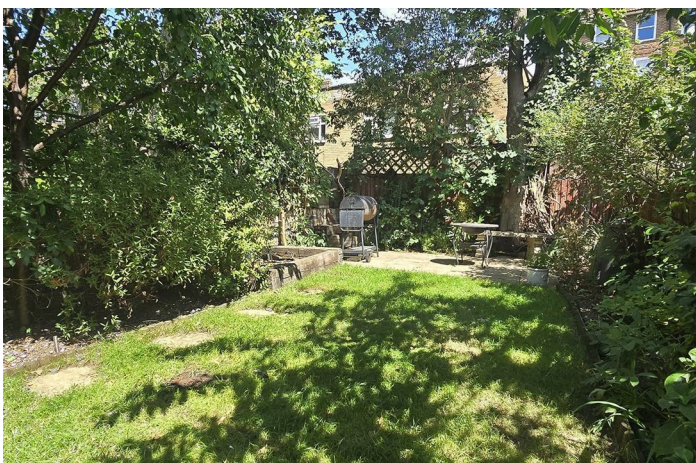


**EASTLAKE ROAD, CAMBERWELL, SE5**  
**LEASEHOLD**  
**GUIDE PRICE £675,000 - £700,000**





## SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 2

Lease Length: 101 years remaining

Service Charge: £1600 per annum

Ground Rent: £10 per annum

## FEATURES

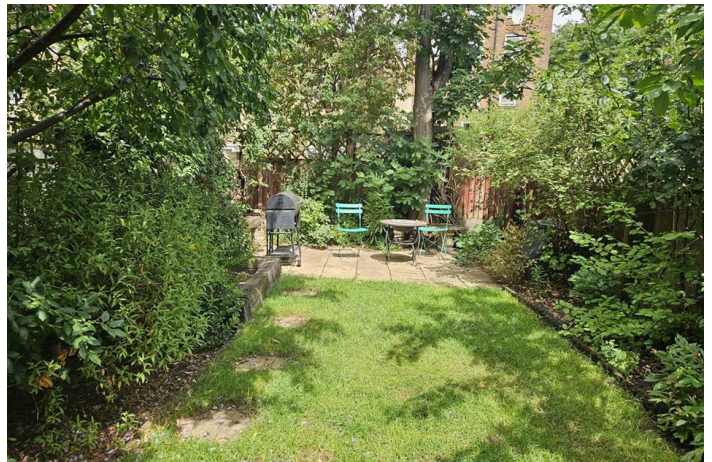
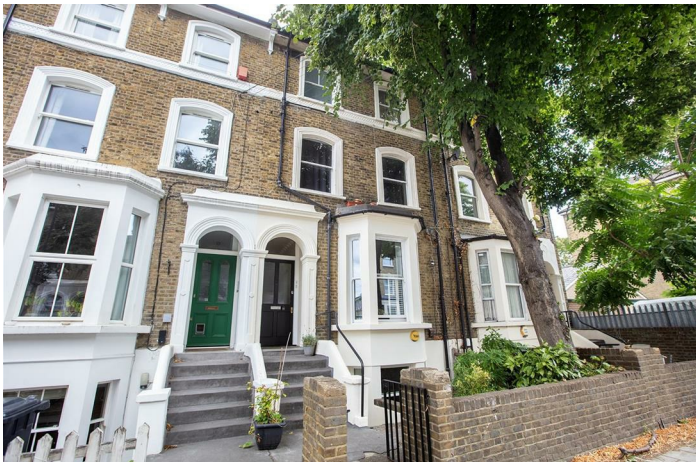
Split-Level

Private Patio and Garden

Tasteful Decor

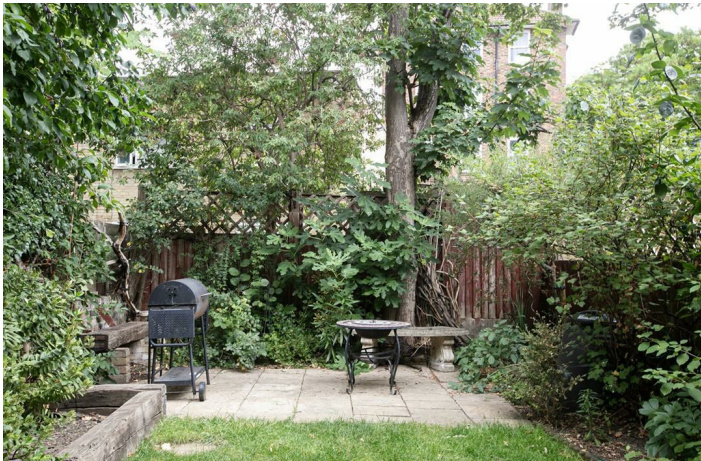
Master En Suite

Leasehold





EASTLAKE ROAD SE5  
LEASEHOLD



EASTLAKE ROAD SE5  
LEASEHOLD



GUIDE PRICE £675,000 - £700,000.

Splendid Split-Level Three Bedroom Garden Flat.

Spread over the upper and lower ground floors of a handsome period building and within an easy ramble of both Camberwell and Brixton, this spacious three bedder ticks all the boxes. Further benefiting from a generous private patio and garden, the property comprises a lovely reception, kitchen/diner, two double bedrooms (master ensuite), a third bedroom/study and a family bathroom. Transport is a cinch with Loughborough Junction Station just a three minute stroll. From here you can be in Blackfriars in less than 10 minutes, Farringdon, City Thameslink, Kings Cross and Luton services are also frequent and quick. Brixton is also an easy 10 minute walk for the Victoria Line.

Steps lead upward to a shared entrance and communal hallway. The inner hall leads first to your well proportioned kitchen/diner which supplies a double oven and built-in dishwasher, along with plenty of dining and cooking space. A rear aspect window offers light and peaceful views. Doors lead from here to a front-facing reception which has a feature fireplace, more high ceilings and a large bay window with elegant shutters. The first of your lovely bedrooms sits on the return. Currently laid out as a study it offers garden access. You'll find two further double bedrooms on the lower ground floor. The front aspect room has the bay window and a built-in wardrobe the length of the room. An adjoining en suite shower room with dishy tiling adds to the charm, and a utility cupboard adds helpful practicality. The rear aspect bedroom enjoys access, via French doors, to the patio where steps lead upward to the leafy and lush rear garden resplendent with rose bushes and fruit trees as well as ample shed storage space. A sizeable family bathroom completes the tour with shower, bath and lovely wooden panelling to dado rail level. There is underfloor heating throughout the entire property.

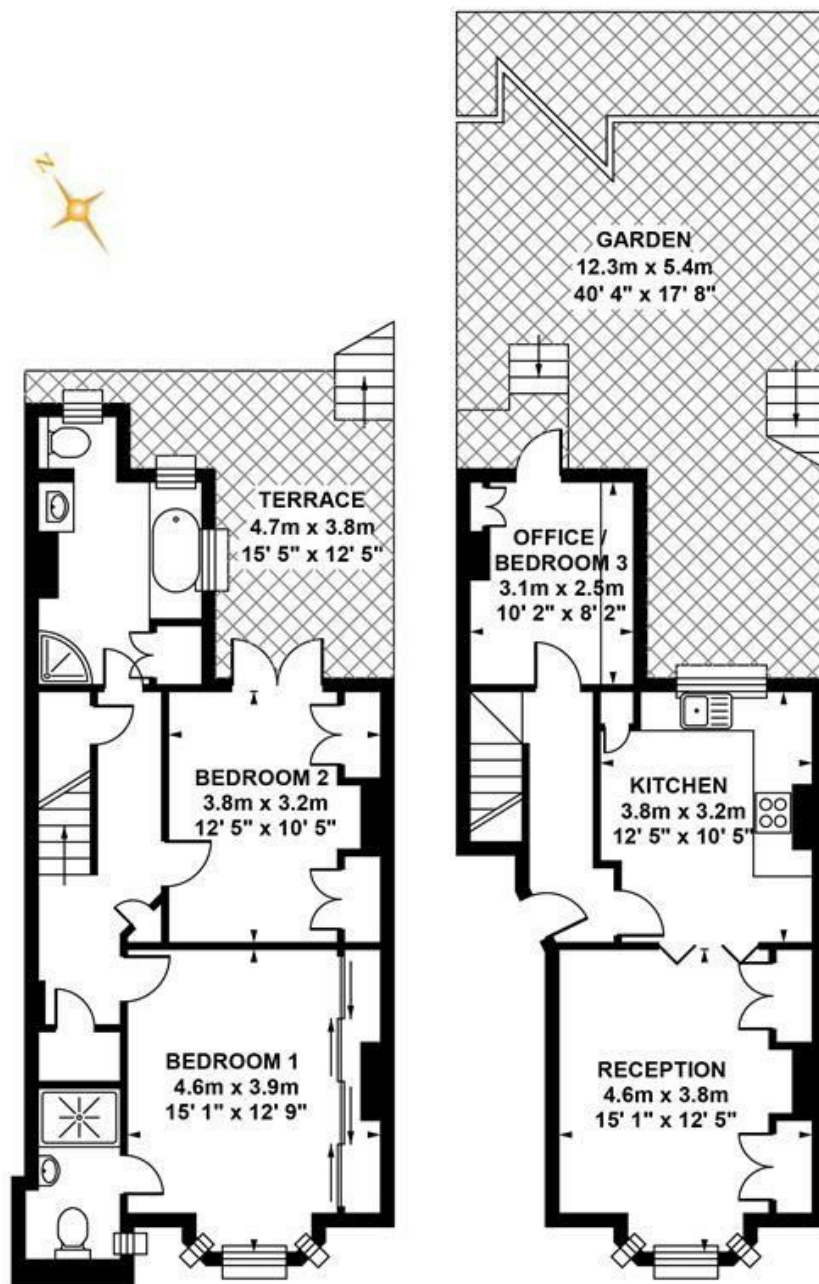
Camberwell is jam packed full of lively social spots. The Camberwell Arms has won awards for its food, whilst the Tiger, Sun and Stormbird are always lively options. Even closer is the Sun Of Camberwell! The house is also situated within an easy walk of the Cambria pub which is a much-loved local boozer. 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. There are two parks within 5 minutes walk: Ruskin Park is a 5 minute walk away, offering plenty of sporting and child friendly facilities; and the very charming Myatts Field with it's coffee shop and wonderful period bandstand.

Tenure: Leasehold

Lease Length: 101 years remaining

Council Tax Band: D





**LOWER  
GROUND FLOOR**

Approximate. internal area :  
52.98 sqm / 570 sq ft

**GROUND FLOOR**

Approximate. internal area :  
43.51 sqm / 468 sq ft

**TOTAL APPROX FLOOR AREA**

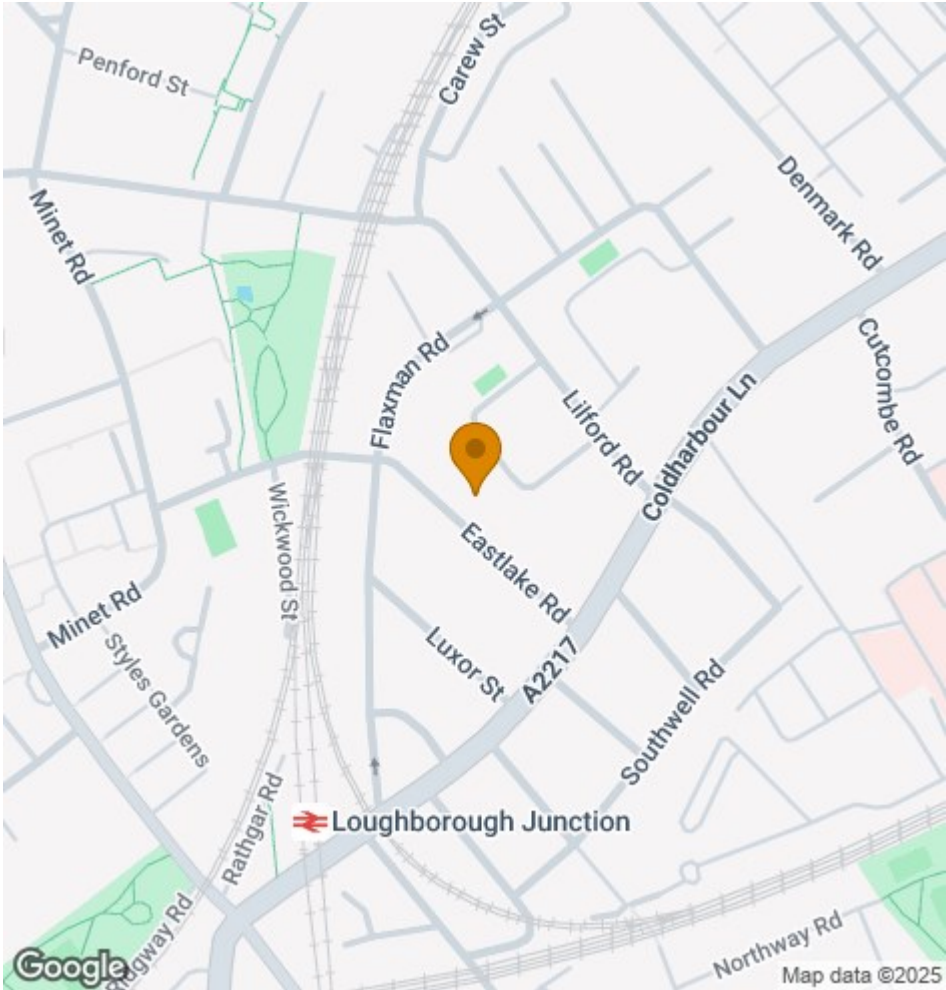
Approximate. internal area : 96.49 sqm / 1038 sq ft  
Measurements for guidance only / Not to scale

EASTLAKE ROAD SE5  
LEASEHOLD

| Energy Efficiency Rating                    |                                                                                                            |           |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                    | Potential |
| Very energy efficient - lower running costs |                                                                                                            |           |
| (92 plus) A                                 |                                                                                                            |           |
| (81-91) B                                   |                                                                                                            |           |
| (69-80) C                                   |                                                                                                            |           |
| (55-68) D                                   |                                                                                                            |           |
| (39-54) E                                   |                                                                                                            |           |
| (21-38) F                                   |                                                                                                            |           |
| (1-20) G                                    |                                                                                                            |           |
| Not energy efficient - higher running costs |                                                                                                            |           |
|                                             | 70                                                                                                         | 79        |
| England & Wales                             | EU Directive 2002/91/EC  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                                                             |           |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                                                 | Current                                                                                                     | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                             |           |
| (92 plus) A                                                     |                                                                                                             |           |
| (81-91) B                                                       |                                                                                                             |           |
| (69-80) C                                                       |                                                                                                             |           |
| (55-68) D                                                       |                                                                                                             |           |
| (39-54) E                                                       |                                                                                                             |           |
| (21-38) F                                                       |                                                                                                             |           |
| (1-20) G                                                        |                                                                                                             |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                             |           |
|                                                                 |                                                                                                             |           |
| England & Wales                                                 | EU Directive 2002/91/EC  |           |

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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