



Southwell Road | London | SE5

Freehold

£1,050,000

- Four bedrooms
- Large private garden
- Recently renovated Kitchen
- Utility room
- Garden store room
- Luxurious bathroom
- Very well presented
- L/junction, Brixton, D/Hill
- Kings College Hospital
- Ruskin Park

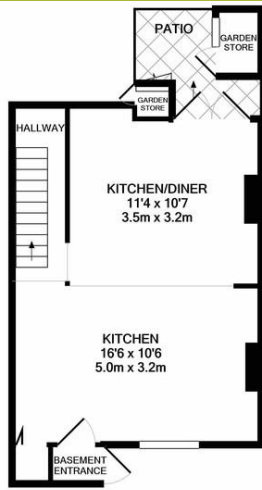


A beautiful and stylish four bedroom Victorian Townhouse. On the top floor are two double bedrooms, with a family bathroom, on the raised ground floor, two further bedrooms and a utility room (could become another bathroom). The wow factor is the extended open-plan kitchen, entertaining area, on the lower ground floor, leading out to a stylish landscaped garden, all very well-presented. The house is located within walking distance to Loughborough junction rail, with direct access to London Blackfriars and Kings Cross. Also walking distance to Brixton tube, Denmark Hill and Kings college hospital. This (Camberwell) end of Coldharbour lane has a nice selection of grocery shops & cafes. Very close to Ruskin Park, good local schools, playgroups and nurseries

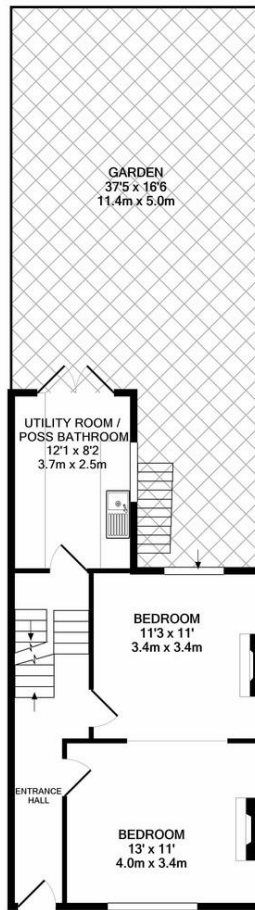


### Energy Efficiency Rating

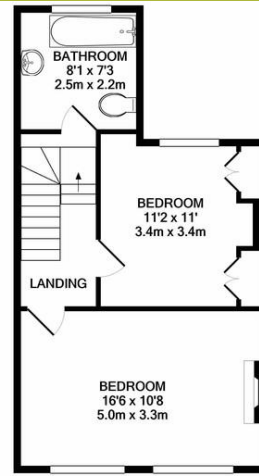
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 393 SQ.FT.  
(36.5 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 464 SQ.FT.  
(43.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1285 SQ.FT. (119.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing Arrangements

Strictly by appointment

## Contact Details

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