



Coldharbour Lane, SW9 | £550,000

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In General

- Large reception/kitchen/dining room
- Immaculately presented
- Integrated appliances in kitchen
- 2 double bedrooms, 2 bathrooms
- Private roof terrace
- Gated development
- Close to transport links

In Detail

An opportunity to purchase this two double bedroom, two bathroom first floor flat set just off Coldharbour Lane, SW9, one of only nine private apartments completed in 2017.

The property is immaculately presented throughout, with large double glazed windows, attractive wooden flooring throughout the whole of the 24 ft x 23 ft kitchen/dining/reception area. The reception affords plenty of natural light, there is ample room for a large dining table & chairs, and the kitchen area offers a vast range of modern wall & base units with solid wooden work surfaces and fully integrated appliances. There is a deep storage cupboard within the entrance hall. The principal bedroom has a floor to ceiling window & door leading to a private Westerly aspect roof terrace, and there is a stylish en-suite shower room. There is a second double bedroom and a modern bathroom.

Coldharbour Lane offers a vast array of shopping amenities, Loughborough Junction Thameslink and a short walk to the Victoria line and Denmark Hill overground, and several bus routes traverse the local roads. The London terminals and London airport is also easily accessible. The delights of Ruskin Park are nearby with its sports pitches, outdoor gym, and open spaces loved by dog walkers & joggers. Brixton centre is accessible by road with its eclectic range of restaurant & shopping amenities, railway station & tube, and the popular Ritz Cinema together with a short walk to 2 quiet gyms.

Early viewings of this highly desirable property are highly recommended.

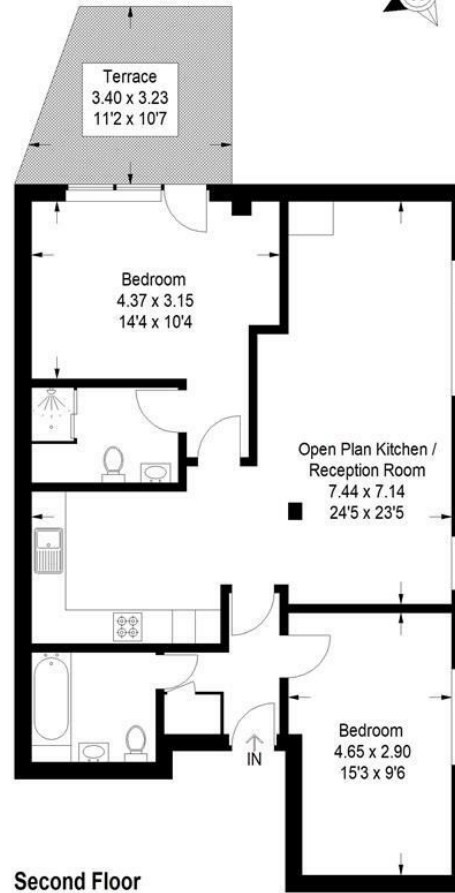
EPC: B | Council Tax Band: A | Lease: 93 years remaining | SC: £4,004 pa | GR: £450 pa | Buildings Insurance: Included in SC



Floorplan

Coldharbour Lane, SW9

Approximate Gross Internal Area
78.5 sq m / 845 sq ft



Second Floor

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	