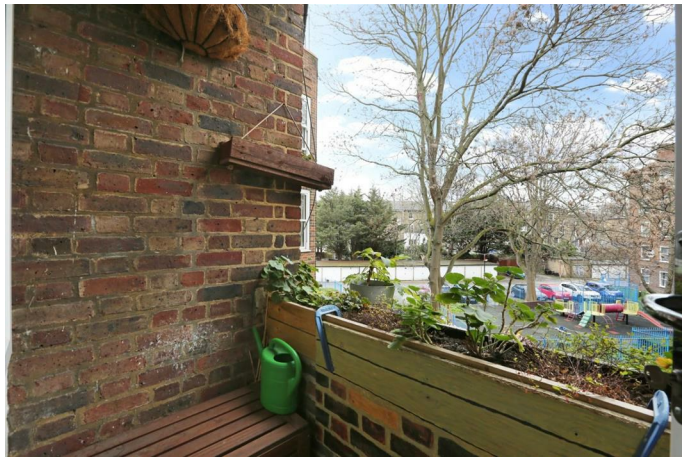


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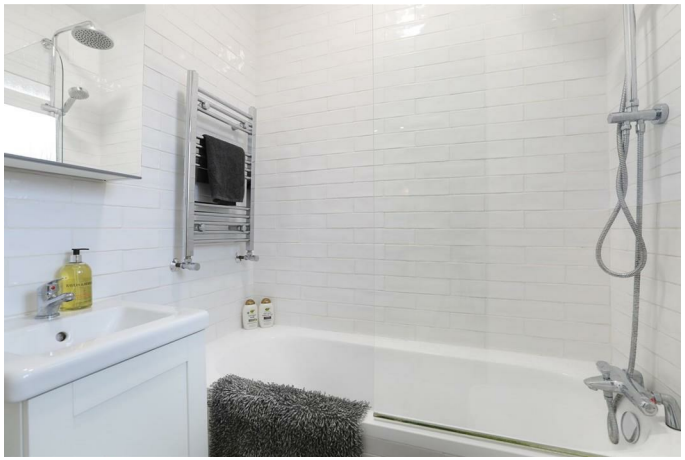
HERE TO GET *you* THERE

Lilford Road, London, SE5 | Guide Price £400,000
Call us today on 020 7708 2002

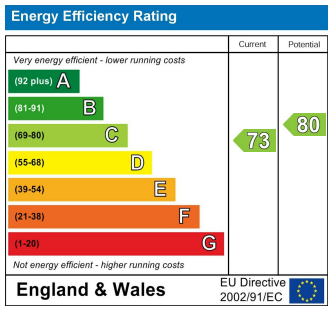


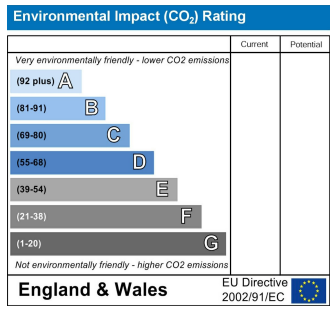






- Three Bedroom Flat
- Modern Finish Throughout
- Private Balcony
- Lease Length: 181 Years Remaining
- Service Charge: £2,498.06 PA
- Ground Rent: £10 PA





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A three-bedroom purpose built flat with a private balcony and a modern finish throughout near to Loughborough Junction and Kings College Hospital!

Internally you are presented with a generously sized reception room, with plenty of space for relaxing and for a small dining table and chairs. The space is full of natural light from the large windows and door leading to the private balcony, a lovely spot to enjoy a coffee in the morning. The kitchen is finished in a timeless style with white wall and base units, butchers block work tops, a tiled splashback and built-in appliances. There are three good sized bedrooms, all with space for a bed and additional furniture. The smart and modern bathroom has a three-piece suite complete with a shower over the bath, a sink with storage underneath and a WC, it has been finished with white metro tiling on the walls and contrasting floor tiling. The property is neutral decorated throughout and has a mix of herringbone style and wood flooring.

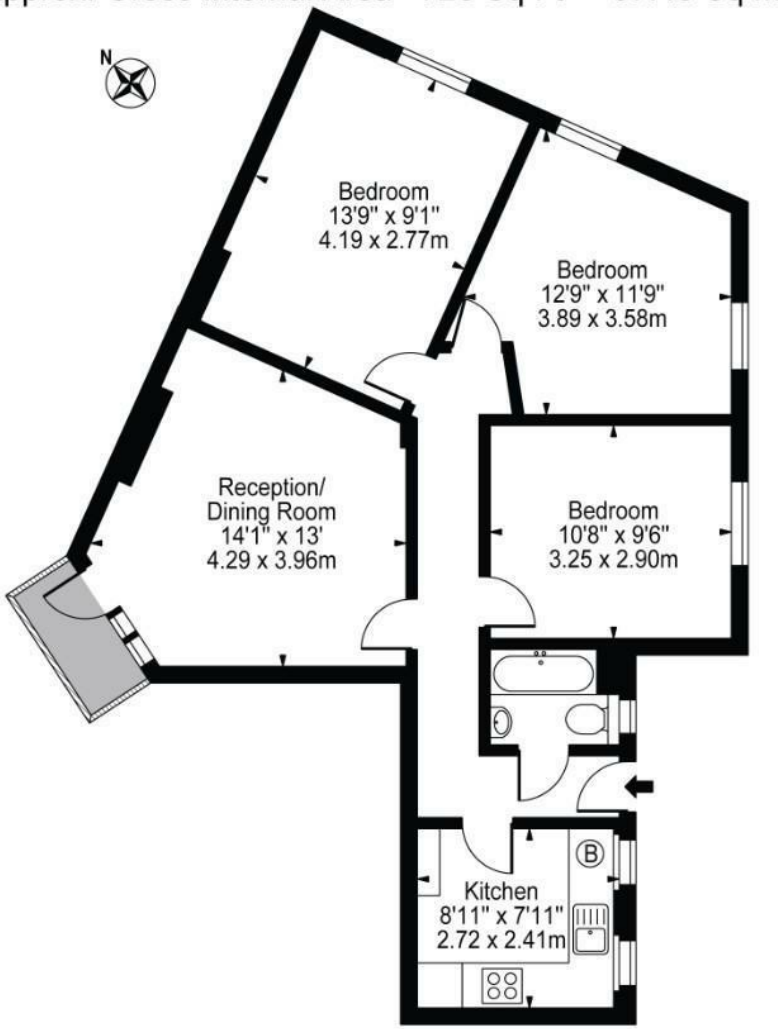
Lilford Road is located 0.4 miles away from King's College Hospital and 0.5 miles from the award-winning Ruskin Park. Loughborough Junction station is a 0.3 mile walk for the Thameslink line through the City and into St Pancras. You are just 0.6 mile walk from Denmark Hill station for fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington (via Shoreditch). Brixton underground station is 1 mile away, easily reachable by bus, offering the Victoria line. Coldharbour Lane and Denmark Hill are both serviced by a myriad of buses heading in every direction. Camberwell has recently become an exciting destination with an ever-growing number of Time-Out favourites amongst the independent bars, restaurants and art galleries. You will be spoilt for choice when it comes to entertainment, from delicious breakfasts and constantly changing art exhibitions at the South London Gallery, to evening cocktails and jazz at The Crypt.

Tenure: Leasehold
Council Tax band: C
Authority: London Borough of Lambeth
Lease length: 181 years remaining
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £2,498.06 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 4
Entrance on floor: 2
Has lift: No
Over commercial premises: No
Parking: On estate or on street, permit required for both
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Central heating
Building safety issues: No
Lease restrictions: That the Commissioners shall without prejudice to the Council's powers and duties under the London Building Acts and the by-laws for the time being in force thereunder at all times have power without obtaining any consent from or making any compensation to the Council to deal as the Commissioners may think fit with any of the hereditaments adjoining opposite or near to the said hereditaments hereby conveyed and to erect or suffer to be erected on such adjoining opposite or neighbouring hereditaments any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed by the said hereditaments hereby conveyed or any part thereof
Public right of way through and/or across your house, buildings or land: No
Flood risk: Low
History of flooding: Low
Planning and development: None
Listing and conservation: None
Accessibility: None
Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Lilford House, SE5 9QA

Approx. Gross Internal Area 726 Sq Ft - 67.45 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.

All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2025.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

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