

HUNTERS®

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Lilford Road, London, SE5 | £375,000
Call us today on 020 7708 2002

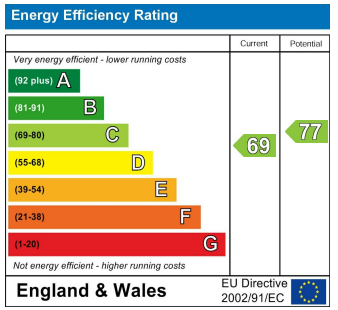


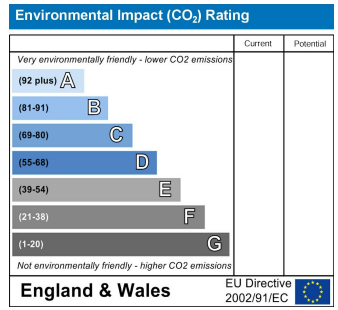






- Three Bedrooms
- Ground Floor Flat
- Front Patio Garden
- Study/Home Office
- Lease Length: 90 Years Remaining
- Service Charge: £2,255.92 PA
- Ground Rent: £10 PA





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Ideally positioned close to Loughborough Junction station and King's College Hospital, this well-proportioned three-bedroom ground floor flat offers versatile accommodation, a separate study and a private front patio garden.

The property features a good-sized reception room, providing a welcoming space to relax, unwind and entertain. The kitchen is fitted with a range of wood-effect wall and base units, granite effect worktops, a built-in oven and hob, a metro-style tiled splashback and large-format floor tiles. There are three well-sized bedrooms, each offering space for a bed and additional furniture, alongside a separate study or home office — ideal for those seeking a dedicated workspace at home. The modern bathroom is finished with large-format tiling and comprises a double shower cubicle, a wash basin with useful storage beneath and a WC. Outside, the private front patio garden offers an inviting spot for outdoor relaxation, with space for pots and planters to grow your favourite herbs or add a touch of greenery.

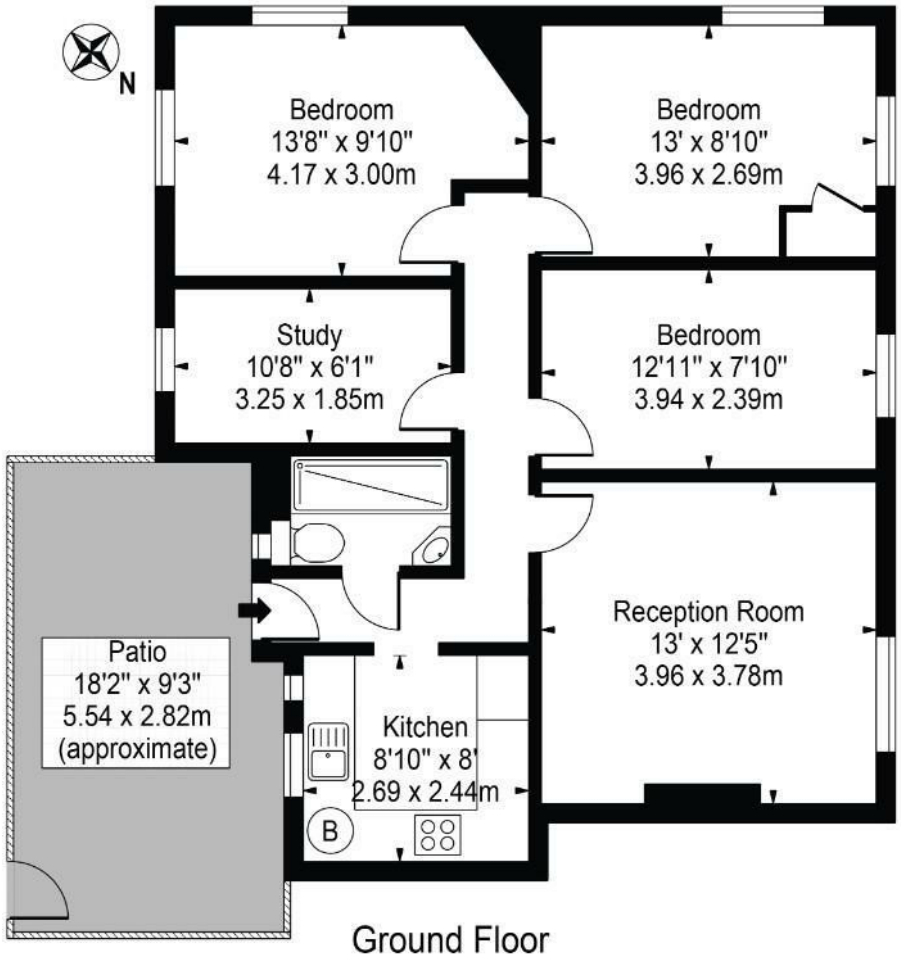
Lilford Road is located 0.4 miles away from King's College Hospital and 0.5 miles from the award-winning Ruskin Park. Loughborough Junction station is a 0.3 mile walk for the Thameslink line through the City and into St Pancras. You are just 0.6 mile walk from Denmark Hill station for fast trains to 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: 90 years remaining (Started in 1991 with a lease of 125 years.)
Ground rent: £10 per annum
Review period: Not subject to review
Service charge: £2,255.92 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 5
Entrance on floor: G
Has lift: No
Over commercial premises: No
Parking: On street, permit required
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Gas central heating
Building safety issues: None
Lease restrictions: Lambeth Council lease
Public right of way through and/or across your house, buildings or land: No
Flood risk: No
History of flooding: No
Planning and development: None
Listing and conservation: None
Accessibility: Ground floor
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,
Lilford Road, SE5 9QA

Approx. Gross Internal Area 781 Sq Ft - 72.56 Sq M



Ground 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 ©2016.

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.

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