



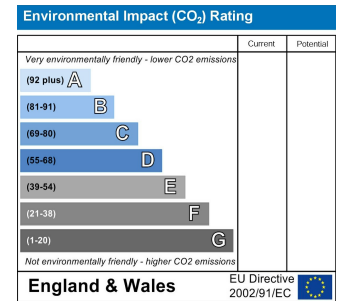
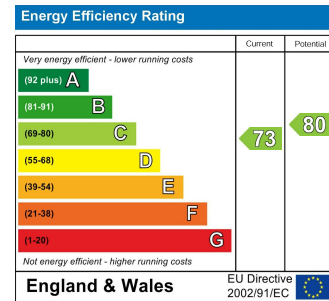
**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Paulet Road, London, SE5 | Guide Price £375,000  
Call us today on 020 7708 2002



- Two Bedroom Flat
- Period Conversion
- Share of Freehold
- Lease Length: 991 Years Remaining
- No Ground Rent



£375,000 - £390,000

A well-presented and bright two-bedroom split level period conversion flat, close to the delightful Myatt's Field park!

Internally you are presented with a warm and bright reception room, with ample space for relaxing and for a dining table and chairs. The room is finished with neutral décor, carpets and benefits from shelving built in the alcoves. The modern and timeless kitchen has white wall and base units with copper hardware, butchers block work tops, a metro tiled splash back and checkerboard floor tiles. There are two bedrooms, the second room is perfect for a study, home office or nursery. There is a sleek and contemporary bathroom, with a double shower cubicle, a WC and a sink with storage underneath. It has white metro wall tiling and checkerboard flooring, echoing the style of the kitchen.

Myatt's Field (0.1 miles away) with its tennis courts, state-of-the-art play areas, and boutique community café are around the corner. Brixton tube station (Victoria line) is your nearest tube (1.1 miles), Loughborough Junction station (Thameslink) is the nearest (0.6 miles) overground service and Denmark Hill station (0.8 miles), with services fast to Victoria and the South-East coast and the Overground between Clapham Junction and Highbury and Islington via Shoreditch. Camberwell is well known for its art scene and has an ever-growing number of cafes, galleries, bars, and restaurants that attract a real buzz on the weekend. Brixton is now one of London's hottest nightspots and a real foodie haven.

Tenure: Share of Freehold

Council Tax band: C

Authority: London Borough of Lambeth

Lease length: 991 years remaining (Started in 2017 with a lease of 999 years.)

Ground rent: Not payable

Building insurance: Approx £185 per annum

Communal costs: Approx £12 per month for lighting, approx £30 for cleaning as required

Construction: Standard construction

Property type: Flat

Number of floors in building: 3

Entrance on floor: 1

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: Central heating

Building safety issues: None

Lease restrictions: The Lease prohibits or restricts alienation

Public right of way through and/or across your house, buildings or land: No

Flood risk: Low- surface water

History of flooding: No

Planning and development: None

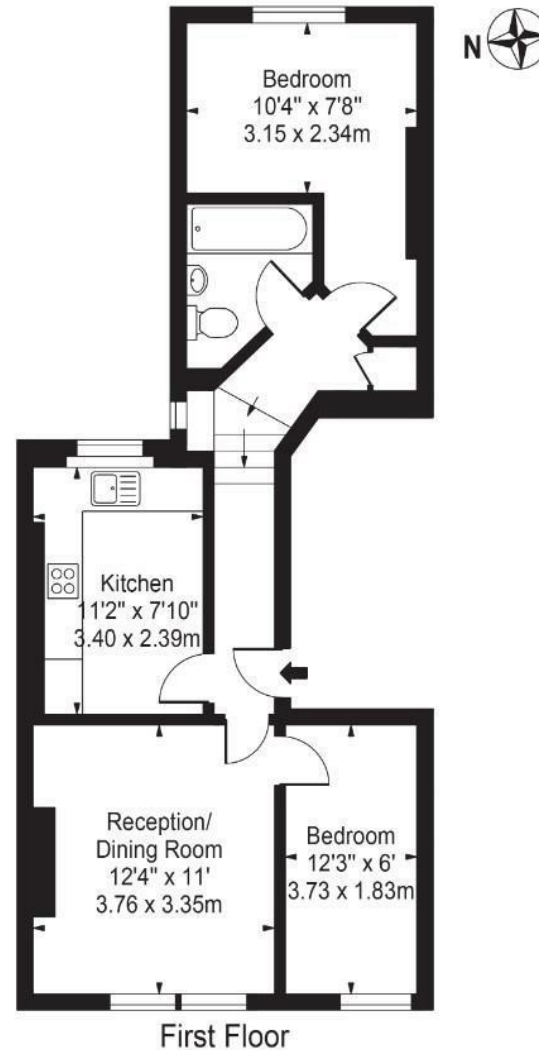
Listing and conservation: None

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.

Paulet Road, SE5 9HW  
Approx. Gross Internal Area 536 Sq Ft - 49.80 Sq M



First Floor  
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://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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