

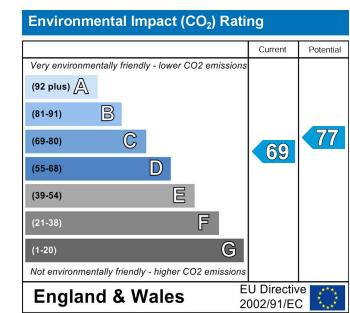
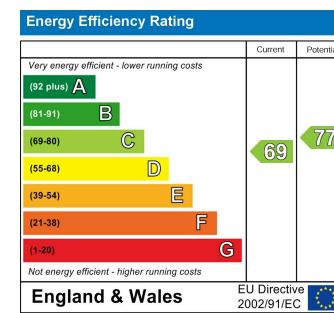


HUNTERS®
HERE TO GET *you* THERE

Paulet Road, London, SE5 | Guide Price £525,000 to £550,000
Call us today on 020 7708 2002



- Two Bedroom Maisonette
 - Large Rear Garden
 - Well Presented
 - Open Plan Reception
 - Lease Length: 110 Years Remaining
- Ground Rent: £400 PA (subject to increase)
 - Service Charge: £561.85 PA (buildings insurance and communal costs)
- Subject to the offer amount the vendor will sell with a share of the Freehold!



Guide Price £525,000 to £550,000

Two-bedroom maisonette with a large rear garden, occupying two floors of this grand Victorian terrace. Chain free! Being sold as leasehold, subject to the offer amount the vendor will sell with a share of the Freehold!

You enter the property via your own front door and stairs, with a large storage cupboard for bikes and bulky items. Once inside, there is wide hallway leading to the bedrooms and bathroom, the master bedroom has an attractive bay window and alcove shelving. Plenty of space for bedroom furniture and finished carpet and walls. The second bedroom is also a good sized double and has the same neutral décor with French doors leading to the garden. The bathroom sits at the end of the hallway, its well equipped and modern, with travertine style tiling, a three-piece bathroom suite with a shower over the bath and thermostatic controls. A large, recessed vanity unit with mirrored doors and there's heaps of storage space behind.

Up a flight of stairs; to the spacious open plan reception - wonderfully high ceilings and a south facing bay window, which keeps things bright and light. There is ample space for relaxing and dining. Plenty of storage in white gloss units with long chrome handles and fully integrated appliances, including; a stainless-steel oven, hob and extractor hood, dishwasher and fridge freezer. There is plenty of worktop space and a breakfast bar with smart pendant lights overhead continue the contemporary feel with additional spotlights around the kitchen. The washing machine has its own home under the stairs, which is a good design touch. Finished with engineered oak flooring and neutral décor with an attractive feature fire place.

Just off the hallway, there is a second W.C to serve this floor and access via steps to a large rear garden. With low maintenance shingle and some established plants and shrubs in the borders. A great space to relax or entertain and very little in the way of upkeep.

Loughborough Junction station (Thameslink) is 0.6 mile walk away, Brixton tube station (Victoria line) is a 20 minute walk, or a couple of stops on the bus, and Denmark Hill station is 1.1 miles away, with services fast to Victoria and the South-East coast and the Overground between Clapham Junction and Highbury and Islington via Shoreditch. Coldharbour Lane has a wealth of bus routes taking you all across London.

Tenure: Leasehold, subject to the offer amount the vendor will sell with a share of the Freehold!

Council Tax band: B

Authority: London Borough of Lambeth

Lease length: 110 years remaining (Started in 2010 with a lease of 125 years)

Ground rent: £400 a year (Subject to increase rent review every 40 years)

Service charge: £561.85 a year (buildings insurance and communal costs)

Construction: Standard construction

Property type: Mid-terrace, Maisonette

Number of floors in building: 4

Has lift: No

Over commercial premises: No

Parking: On Street, permit requires

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Heating features: Double glazing, Underfloor heating

Building safety issues: No

Rights and easements

Title TGL332269 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from rights under the Leasehold Reform Act 1967 as granted in the transfer dated 24 June 1985. - The property is subject to rights of drainage. - The property includes any legal easements referred to in the lease.

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

Flood risk: Long-term flood risk

History of flooding: No history of flooding has been reported.

Coastal erosion risk: No

Planning and development: No

Listing and conservation: No

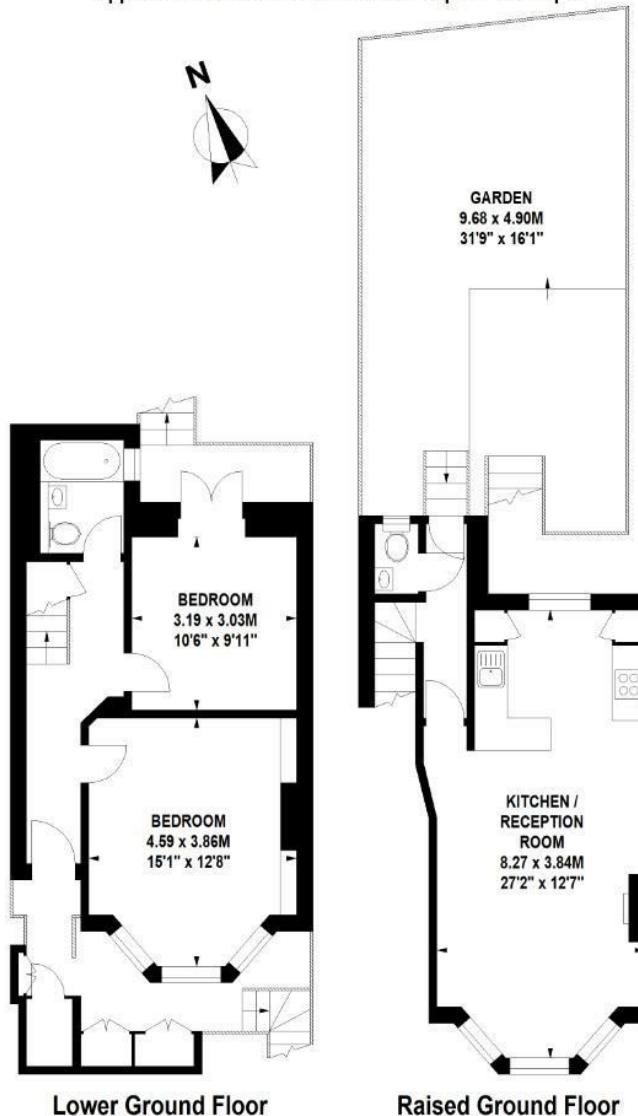
Accessibility: None

Coalfield or 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

Approximate Gross Internal Area 74 sq m / 797 sq ft



Floor Plan produced for Hunters by Mays Floorplans ©. Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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

HUNTERS®
HERE TO GET *you* THERE