



Red Lion Row, SE17 | Asking Price £450,000



**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

# Red Lion Row, Camberwell Road, London

Tucked away along a discreet residential street moments from the vibrant heart of Elephant & Castle, this well-proportioned house offers an exceptionally practical layout across two floors, complemented by a private roof terrace and courtyard.

Extending to approximately 761 sq ft (70.7 sq m), the accommodation opens into a surprisingly spacious open-plan reception and dining room, benefitting from good ceiling height and large front-facing windows that draw in natural light throughout the day. The adjoining kitchen is neatly arranged with ample worktop and storage space, finished with a neutral palette that enhances the sense of light and openness.

Upstairs, the property provides two generous double bedrooms, each with large windows and space for freestanding furniture. A well-appointed bathroom serves the bedrooms, featuring a full-size bath with separate shower.

Of particular note is the sizeable roof terrace to the rear, providing an ideal outdoor retreat rarely found with houses of this type in such a central location. There is also a small private courtyard adjacent to the kitchen, perfect for additional storage or a sheltered spot for morning coffee.

Red Lion Row enjoys a wonderfully convenient position within easy reach of Elephant & Castle's transport hub, offering excellent connections across London via underground and mainline services. The surrounding area has seen significant regeneration in recent years, with an eclectic mix of cafés, independent shops and green spaces now adding to its enduring appeal.

This is an excellent opportunity for buyers seeking a unique house with scope to personalise, in a well-connected Zone 1 location.

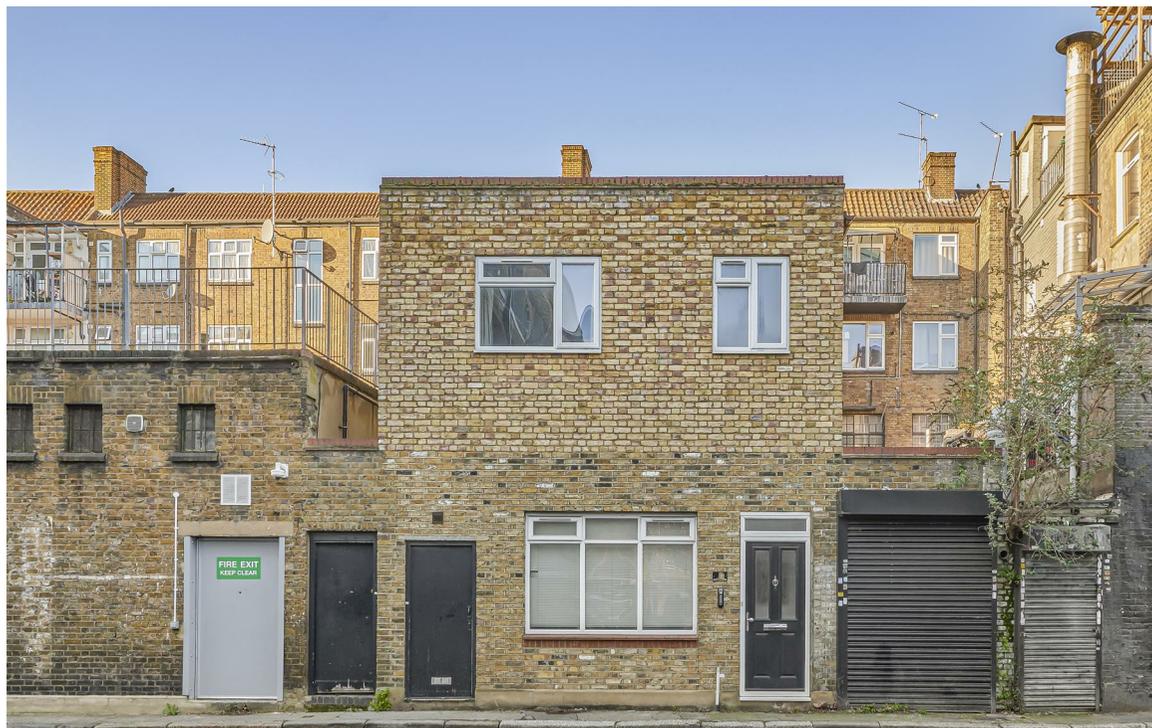
Tenure: Leasehold

Lease Years Remaining: New Lease from completion of sale

Service Charge: £n/a

Annual Ground Rent: Peppercorn

Council Tax Band: F





# Red Lion Row, Camberwell Road,

## Asking Price:

£450,000 subject to contract.

## Tenure:

Leasehold

## Local Authority:

London Borough of Southwark

## Council Tax Band:

F

## Approximate Gross Internal Area:

761.00 sq ft

## Energy Efficiency Rating

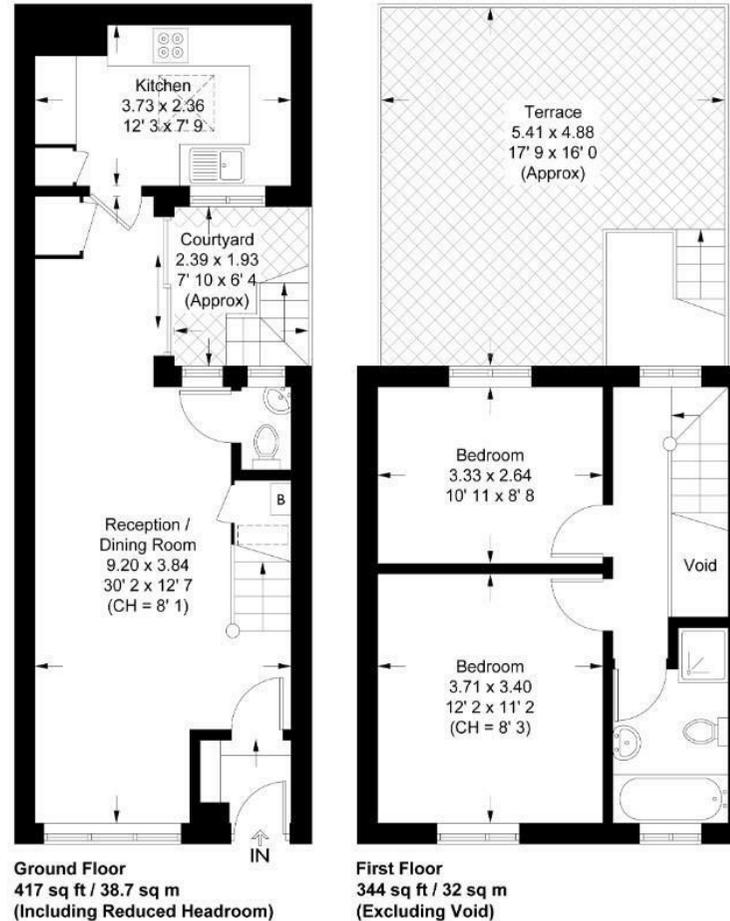
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Red Lion Row

Approximate Gross Internal Area = 759 sq ft / 70.5 sq m  
(Excluding Reduced Headroom / Void)  
Reduced Headroom = 2 sq ft / 0.2 sq m  
Total = 761 sq ft / 70.7 sq m



= Reduced headroom below 1.5m / 5'0"



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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