



HUNTERS®
HERE TO GET *you* THERE

Eastlake Road, London, SE5 | Guide Price £650,000 to £675,000
Call us today on 020 7708 2002



- Charming Period Conversion
 - Two Bedrooms
 - Large Rear Garden
 - Two Bathrooms
 - Study/Guest Bedroom
- Lease Length: 100 Years Remaining
 - Ground Rent: £10 PA
 - Service Charge: £1500 PA

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(41-60) C		
(21-40) D		
(11-20) E		
(1-10) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Guide Price £650,000 to £675,000!

A charming and spacious two-bedroom split level period conversion on one of Camberwell's most popular roads, with a well maintained large private rear garden!

On the ground floor you'll find a generously sized reception room, retaining plenty of it's period charm, with a bay window complete with plantation shutters, a functional fireplace and high ceilings. The room is finished with wood flooring, neutral décor and built in shelving and cupboards in the alcoves. Leading into the kitchen through the wooden bi-folding doors, you'll find space for a dining table. The kitchen has a large sash window looking out into the garden and a stylish exposed brick wall that compliments the wood effect wall and base units and contrasting work tops and splash back, a double oven and dishwasher, also benefitting from high ceilings. There is also a study/guest room that leads out into the well-maintained garden. The garden has some established trees and flower beds, with a patio area at the back and a decked area on the lower ground.

Downstairs you'll find two bedrooms of generous proportions both benefiting from built in storage and both finished with the same wooden flooring found throughout. The master bedroom has a bay window and has an en suite shower room. The ensuite is finished with trendy localised tiling and also benefits from a WC and a sink. The second bedroom has a contemporary feature wall and leads out to the decked area. The family bathroom benefits from a bathtub with a separate shower cubicle, a WC and a sink built into a marble effect topped vanity unit and a storage cupboard. The style of the bathroom is in keeping with the period using Victorian style floor tiles and sage green wooden paneling on the walls. The property further benefits from underfloor heating throughout.

Brixton tube station (Victoria line) is 0.9 miles away, Loughborough Junction station (Thameslink) is 0.2m and Denmark Hill station is a 0.7m walk through Ruskin Park, with services fast to Blackfriars, Farringdon and Victoria. Coldharbour Lane has a wealth of bus routes taking you across London. Camberwell is well known for its art scene and has an ever-growing number of cafes, galleries, bars, and restaurants. Brixton is now one of London's hottest nightspots and a real foodie haven.

Tenure: Leasehold

Council Tax band: D

Authority: London Borough of Lambeth

Lease length: 100 years remaining (Started in 2001 with a lease of 125 years.)

Ground rent: £10 per annum

Review period: Not subject to increase

Service charge: £1500 per annum

Construction: Standard construction

Property type: Flat

Number of floors in building: 4

Entrance on floor: Ground

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, gas fireplace, underfloor heating throughout

Building safety issues: None

Lease restrictions: Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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

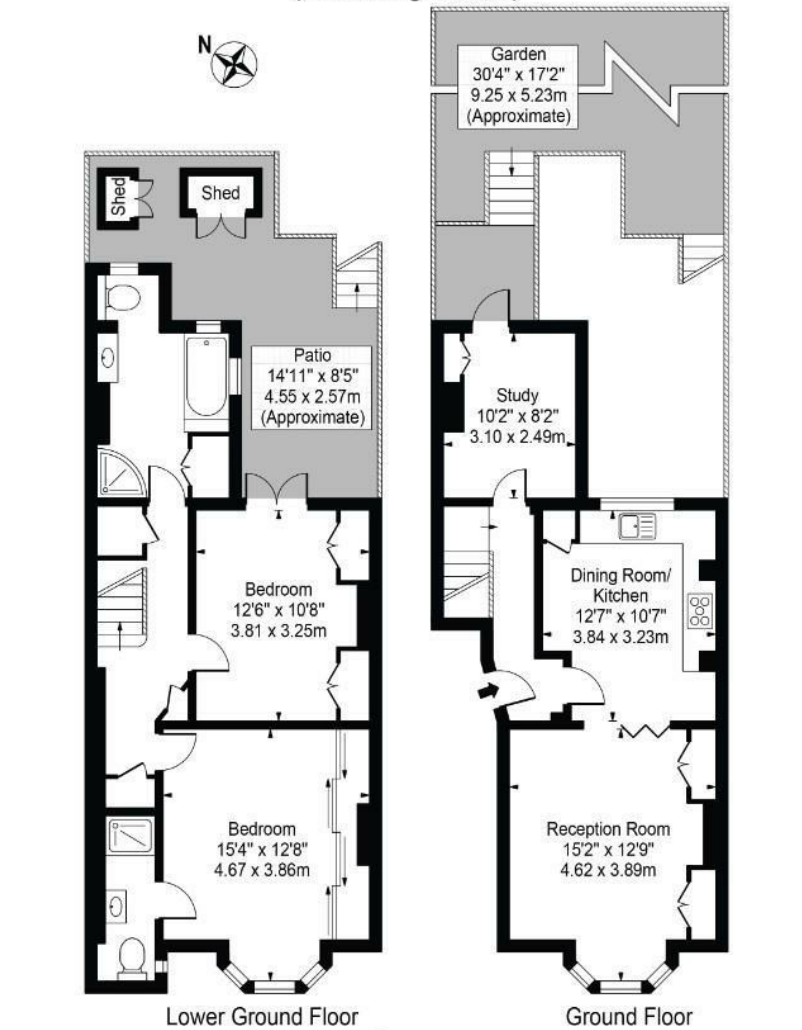
Listing and conservation: None

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.

Eastlake Road, SE5 9QJ
Approx. Gross Internal Area 991 Sq Ft - 92.07 Sq M
(Excluding Sheds)



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.

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

HUNTERS[®]
HERE TO GET *you* THERE