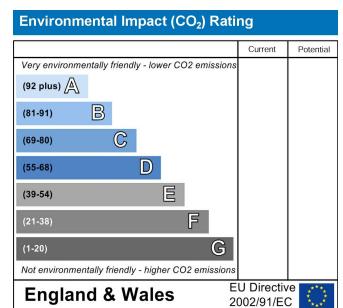
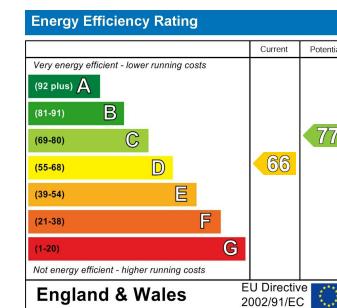






- Ground Floor Flat
- Two Bedrooms
- Private Southwest Facing Garden
- Lease Length 81 Years Remaining
- Ground Rent £100 PA (Not Subject to Increase)
- Service Charge £1,239.60 PA



A ground floor two-bedroom flat with a good sized private southwest facing garden! Parking

There is a good-sized reception room, with large sliding doors leading directly to the low maintenance southwest facing private garden, where you can dine al fresco in the warmer months or entertain guests with a bbq. The reception room is finished with wood flooring, neutral décor and has plenty of natural light. You'll find a separate modern fitted kitchen with cream wall and base units, butchers block worktops, chic wall tiling and contrasting grey floor tiling and an integrated oven and hob. You can also access the garden from the kitchen. There are two bedrooms, both with space for a bed and additional furniture, both bedrooms are carpeted and are finished with neutral décor. There is a modern bathroom with three-piece suite, complete with a shower over the bath, WC and sink with storage, tiled walls and complimentary tiled flooring.

Much of London is commutable on a bicycle, the nearest overground is Loughborough Junction Station, 0.1 miles away, which is on the Thameslink line taking you straight into the City. Brixton underground station, 0.9 miles away, is the nearest tube for the Victoria Line and Coldharbour Lane is well serviced for buses in and out of central London. Denmark Hill station is a pleasant 0.6 mile walk through the park and has services to Victoria and the overground between Clapham and fashionable East London. Coldharbour Lane is an area on the up and a string of new independent cafe's, bars and restaurants. There are several great parks in the area, including the award-winning Ruskin Park, and Nearby Myatt's Fields Park is a restored Victorian park replete with seasonal flower beds, Bandstand and a great café. Brixton itself needs little introduction as one of London's top foodie havens with amazing music venues and boutique shops. Camberwell, famous for its art scene, is also increasingly becoming a food and drink hotspot.

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Lambeth

Lease length: 81 years remaining (Started in 2007 with a lease of 99 years.)

Ground rent: £100 a year (Not subject to increase)

Service charge: £1,239.60 a year

Construction: Standard construction

Property type: End-terrace, Maisonette

Number of floors: 1

Has lift: No

Over commercial premises: No

Parking: Off Street, Private, Communal

Controlled parking zone: Yes

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

Building safety issues: No

Rights and easements:

Here is a summary but a property lawyer can advise further:- Legal easements as per clause LR11.1 of the registered lease.

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

Flood risk: No

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

Planning and development: No

Listing and conservation: No

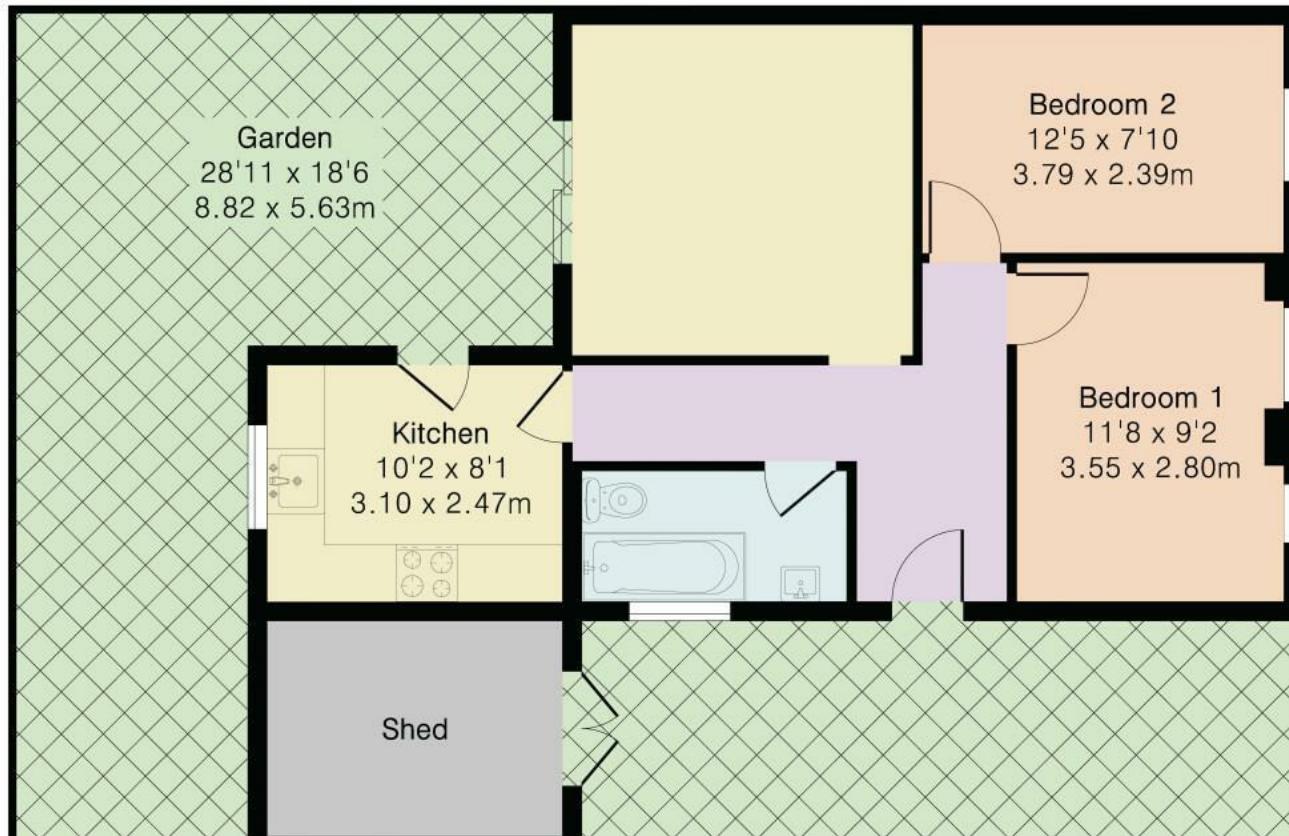
Accessibility: None

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.

Approximate Gross Internal Area 570 sq ft - 53 sq m

N



Ground Floor

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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