Wooster & Stock

# COLDHARBOUR LANE, CAMBERWELL, SE5

## SHARE OF FREEHOLD

## OFFERS IN EXCESS OF £595,000

## SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 1

Lease Length : 988 years remaining
Service Charge : N/A
Ground Rent : N/A

## FEATURES

Split-Level Top Floor
High Ceilings
Three Double Bedrooms
Original Features
Share of Freehold

# COLDHARBOUR LANE SE5

LEASEHOLD - SHARE OF FREEHOLD

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Vast Split-Level Three Bedroom Period Flat with Original Features - CHAIN FREE.

You won't believe the size of this fantastic three bedder until you see it! Spread generously over the two top floors of a handsome corner period property, the property sprawls to comprise a huge reception, separate modern kitchen, three double bedrooms, bathroom and handy additional wc with laundry cupboard. You are a skip away from Loughborough Junction Station (it's within 5 minutes on foot), a ten minute bus ride (or 15 minute stroll) to Brixton for the Victoria line and closer still to Kings College and Maudsley Hospitals. Denmark Hill is only 10 minutes on foot for yet more central connections and the fab Windrush Line.

A raised shared entrance leads upward to the communal door. The flat is accessed on the first floor. An impressively proportioned reception fronts the street through a wide original sash window. There's tonnes of lounging and dining space along with a wonderful original feature fireplace. This is flanked to either side by low level storage units. The kitchen is also on this floor and has cabinet and counter space on two sides. It's a bright, dual aspect space for cooking up a storm.

Upward to the second floor you find a bright, spacious landing benefiting from a pretty rear-facing sash window with stained glass trim. The bathroom is modern and tasteful with free standing bath, walk-in shower and contemporary loo. A handy additional wc sits next door with hosts the washing machine. A super-sized front aspect double bedroom fronts the street with abundant light and slumber space. Another large original sash window afford plenty of airiness. The third and final double bedroom faces rear with original fitted storage and yet another large period sash window.

The locale is unrivalled for its proximity to amenities. Camberwell's shops, bars and restaurants are just a short ramble. Denmark Hill mainline station is just 10 minutes away on foot for regular services to Victoria, Blackfriars, Shoreditch, Clapham and beyond. The Windrush Line improves the connectivity no end. Loughborough Junction Station supplies direct links to Farringdon, City Thameslink and St Pancras. Alternatively, pick up one of the many buses into the City and the West End - the 185 and 176 go to Victoria and Oxford Circus while the 40 (on Denmark Hill) and the 35 from the bottom of the road go to the City. At the end of the road is The Sun of Camberwell, one of the best gourmet pubs in the area and lucky you, it's your local! (try The Castle, Camberwell Arms or Hermits Cave as well). Nearby is Ruskin Park for green space, beautiful daffodils in the spring and tennis courts.

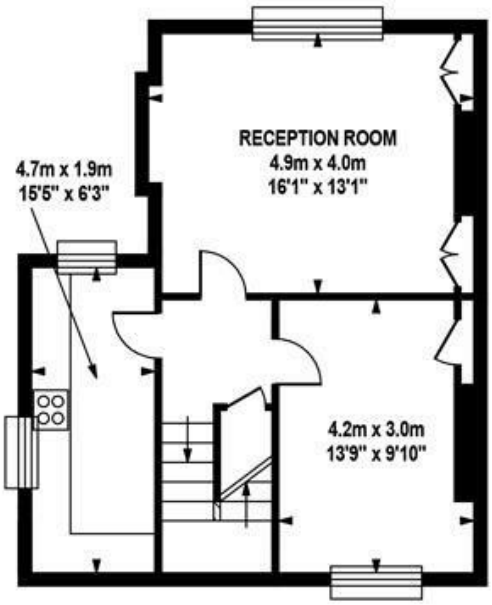
Tenure: Share of Freehold

Lease Length: 988 years

Council Tax Band: C

COLDHARBOUR LANE SE5

LEASEHOLD - SHARE OF FREEHOLD




**SECOND FLOOR**

Approximate Internal Area :-
49.54 sq m / 533 sq ft

**THIRD FLOOR**

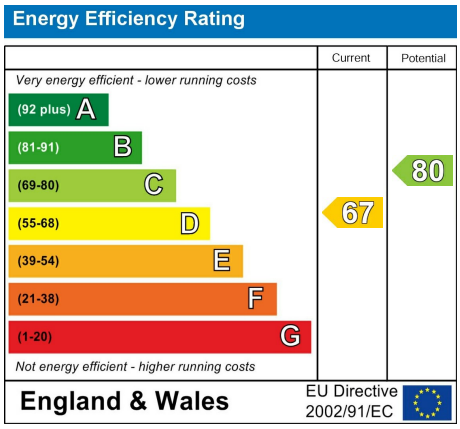
Approximate Internal Area :-
49.24 sq m / 530 sq ft

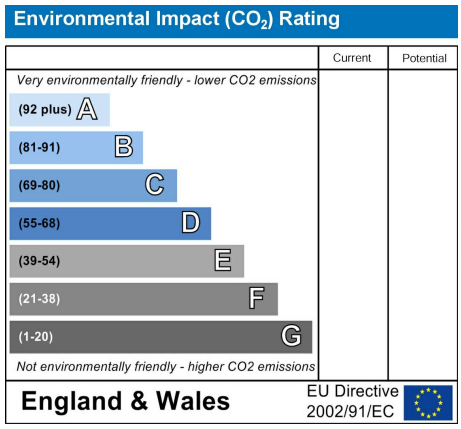
**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 98.78sq m / 1063 sq ft
Measurements for guidance only / not to scale

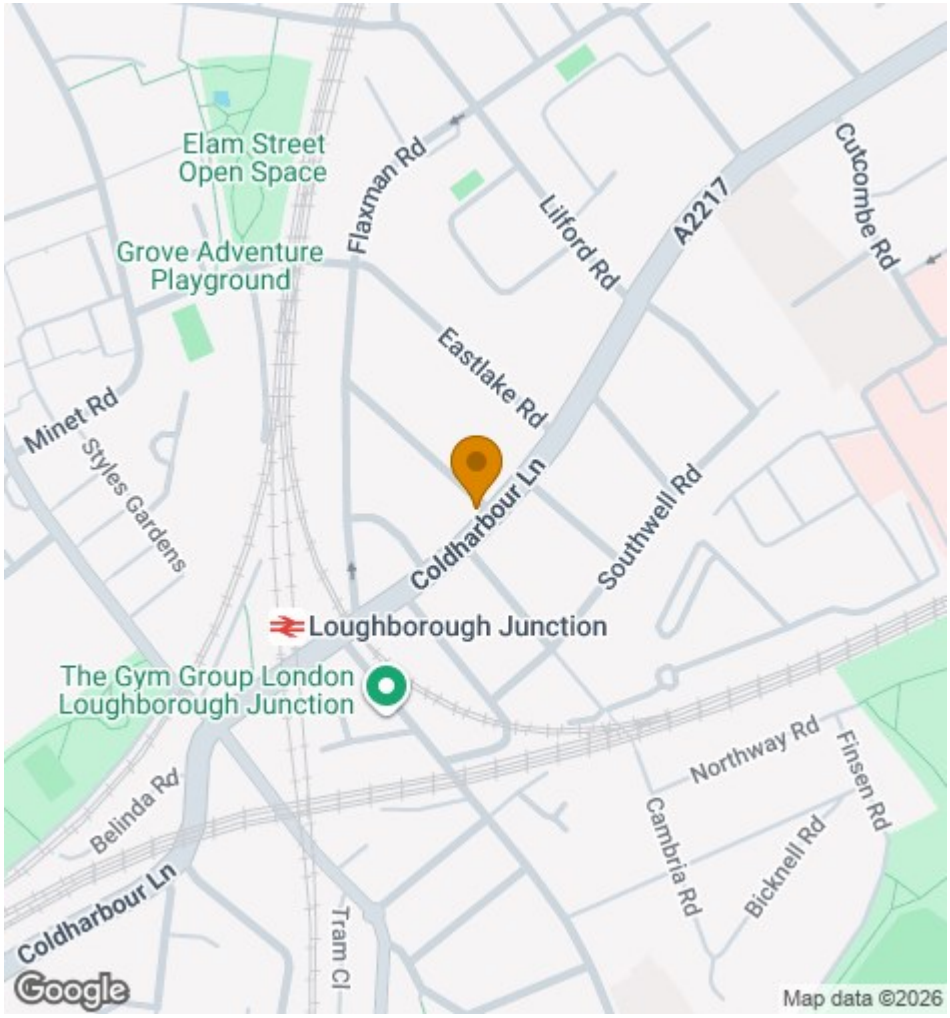
# COLDHARBOUR LANE SE5

## LEASEHOLD - SHARE OF FREEHOLD




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.





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