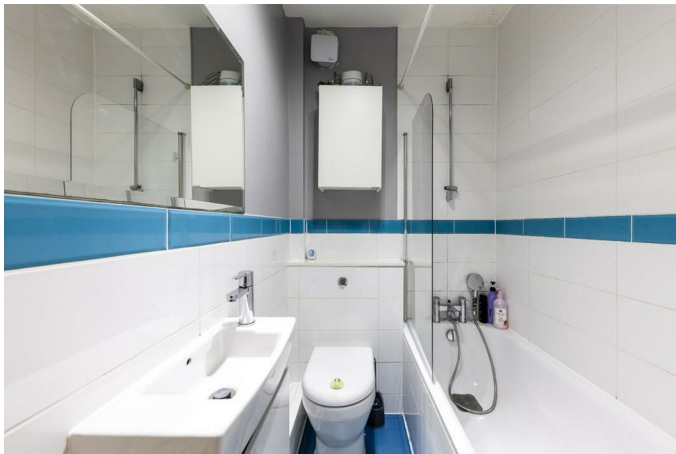




HUNTERS[®]
HERE TO GET *you* THERE

Northlands Street, London, SE5 | Guide Price £400,000 to £425,000
Call us today on 020 7708 2002



- Two Bedroom Apartment
- Victorian Conversion
- Large Eat-In Kitchen
- Great Entertaining Space
 - Share of Freehold
- Lease Length: 195 Years Remaining

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	80

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	70

Guide Price £400,000 to £425,000

A two-bedroom apartment in an attractive Victorian conversion with great entertaining space - Chain Free!

Internally you are presented with a with a good-sized reception room, with plenty of space for relaxing. There are three large sash windows, that have recently been replaced, allowing for plenty of natural light. The room has been finished with a contemporary feature wall and carpeting and has shelving built into the alcoves for added convenience. There is a generously sized kitchen and dining area, great for entertaining or enjoying family meals. The modern kitchen space lends itself for cooking a nice meal and has white wall and base units, wood effect work tops and a chic grey metro tiled splash back and a built-in oven and hob. The dining space has a large sash window and space for a good-sized family dining table and further down the hall is an additional storage cupboard. There are two bedrooms, both finished with neutral décor and carpeting, The modern bathroom has white wall tiling and a blue boarder and a three-piece suite complete with a shower over the bath, a WC and a sink and a large wall hung mirror and storage cupboard.

Northlands Street is located on the quiet roads behind King's College Hospital (0.3 miles away) and 0.6 miles from the award-winning Ruskin Park. Loughborough Junction station is a 0.6 mile walk for the Thameslink line through the City and into St Pancras. You are just 0.6 mile walk from Denmark Hill station for fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington (via Shoreditch). Coldharbour Lane and Denmark Hill are both serviced by a myriad of buses heading in every direction. Camberwell has recently become an exciting destination with an ever-growing number of Time-Out favourites amongst the independent bars, restaurants and art galleries. You will be spoilt for choice when it comes to entertainment, from delicious breakfasts and constantly changing art exhibitions at the South London Gallery, to evening cocktails and jazz at The Crypt.

Tenure: Share of Freehold

Council Tax band: C

Authority: London Borough of Lambeth

Lease length: 195 years remaining (Started in 1980 with a lease of 240 years.)

Ground rent: Not payable

Service charge: £498.00 per annum (Buildings Insurance)

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 3

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Parking: On Street, Permit Required

Controlled parking zone, Yes

Electricity: Mains electricity (Mains electricity supply is connected.)

Solar panels: No

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Mains gas-powered central heating is installed. Double glazing is installed.

Building safety issues: No

Rights and easements:

Here is a summary but a property lawyer can advise further:- The property benefits from any legal rights granted by the lease, such as access to shared areas or utilities, but is also subject to any rights reserved by the lease that may affect the property.

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

Flood risk: No flood risk has been identified.

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

Planning and development: No

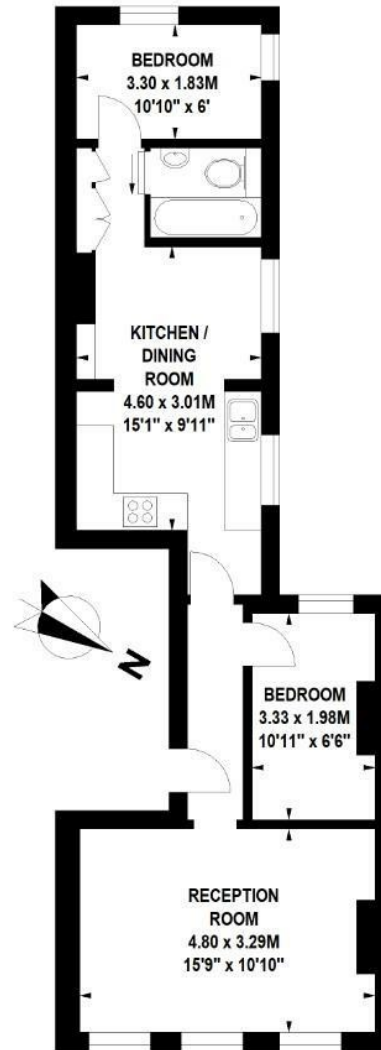
Listing and conservation: No

Accessibility: None

Mining: No coal mining risk identified

Northlands Street, SE5

Approximate Gross Internal Area 53 sq m / 571 sq ft



First Floor

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