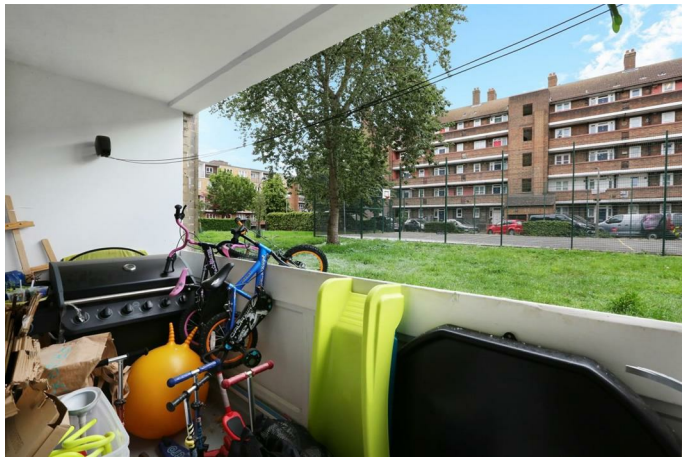
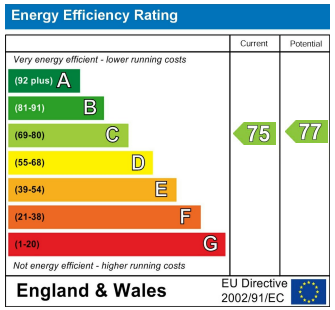
HUNTERS®

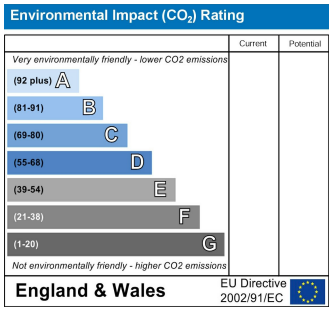
HERE TO GET *you* THERE

Flaxman Road, London, SE5 | £350,000
Call us today on 020 7708 2002



- Two Bedrooms
- Purpose Built
- Balcony
- Lease Length: 98 Years Remaining
- Service Charge: £2,391 PA
- Ground Rent: £10 PA





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A well-presented two-bedroom purpose-built flat with a balcony near to Loughborough Junction and Kings College Hospital!

Internally you are presented with a good-sized reception room with plenty of space for relaxing and for a dining table and chairs. There are dual aspect windows offering plenty of natural light and the room leads into the South facing balcony space, the perfect spot to enjoy your morning coffee or a glass of wine in the evening. There is a modern kitchen with a good range of neutral wall and base units and complementary work tops and tiled backsplash and a built-in oven and hob. Both bedrooms are of a similar size with ample room for a double bed and additional furniture. The bathroom has a bath with an overhead shower and a sink and has been finished with large wall tiling and contrasting floor tiling. There is a separate WC and sink for added convenience.

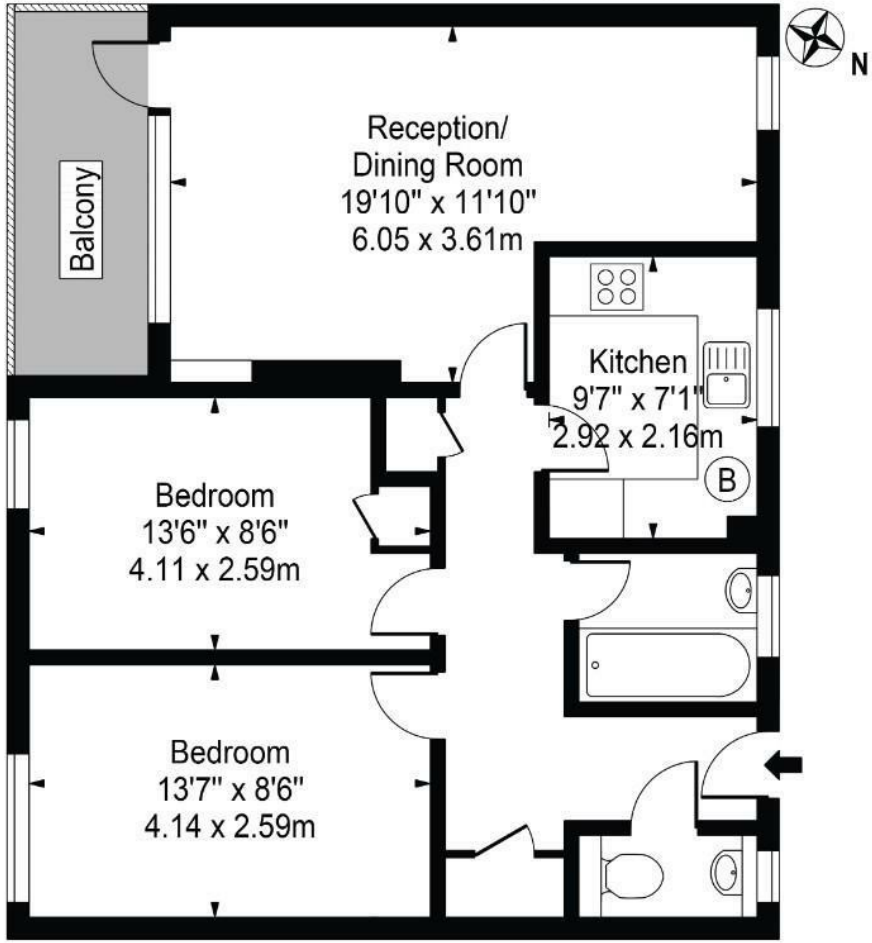
Your nearest train station is Loughborough Junction (0.3 miles away) – for connections to Kings Cross and Thameslink Services. Or walk down to Coldharbour Lane (0.3 miles away) and Camberwell Green (0.7 miles away) for plentiful bus connections to Oval (Northern Line), Elephant & Castle (Bakerloo) and all the major train stations. Enjoy Camberwell's eclectic arts scene on the weekends (Camberwell Arts Festival is a major attraction in June), its quirky delis, café bars, restaurants, library, and Saturday farmers' market on revamped Camberwell Green. The stunning Myatt's Fields Park is 0.4 miles away and well worth a visit, it is a hidden gem of a park.

Tenure: Leasehold
Council Tax band: B
Authority: London Borough of Lambeth
Lease length: 98 years remaining (Started in 1999 with a lease of 125 years.)
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £2,391 per annum
Section 20: Issues for works "Prepare and apply 10m of flash band, prepare and apply 90m2 of GRP" charges to be added to service charges in September 2027
Construction: Standard construction
Property type: Flat
Number of floors in building: 4
Entrance on floor: Ground
Has lift: Yes
Over commercial premises: No
Parking: On estate, 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
Building safety issues: No
Lease restrictions: None
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: Ground floor
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.

Winterslow House,
Flaxman Road, SE5 9DQ

Approx. Gross Internal Area 676 Sq Ft - 62.80 Sq M



Ground Floor

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.

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