

HUNTERS®
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Eastlake Road, London, SE5 | Asking Price £575,000
Call us today on 020 7708 2002

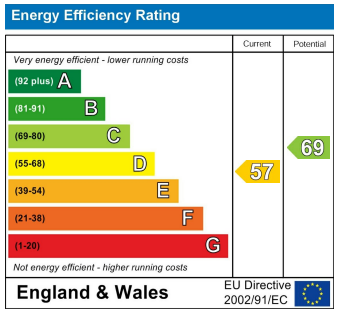


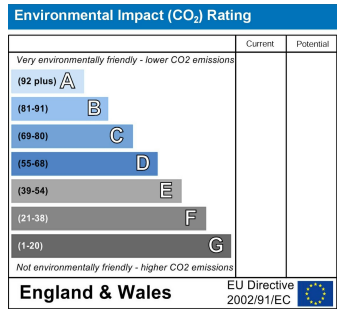






- Two Bedrooms
- Period Conversion
- Generous Private Garden
- Share of Freehold
- Lease Length: 956 Years Remaining
- Service Charge: £625 PA
- Sinking Fund Contributions: £1775 PA





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A well-presented two-bedroom period conversion for sale on Eastlake Road, ideally positioned between Camberwell and Brixton, featuring a private south-west-facing garden and offered with a share of freehold.

Sellers comments - "We have loved the past five years in this flat and it's been a lovely place to start our family. We feel so lucky to have a proper garden and it's a joy to watch everything grow and bloom throughout the year. It's great being so close to Ruskin Park and Myatt's Fields, which always have so much going on, from live music to sport to dog shows - there is even a trapeze school some years. Ruskin Park has an excellent sauna now too. Loughborough Junction is an amazing spot with a unique character - where else would you find both a riding school and jerk chicken? We are moving to get more space for our growing family but will miss the area and will definitely be back to visit."

Internally you are presented with a spacious reception room, with plenty of space for relaxing and for a dining table and chairs. The room has a bay window allowing for plenty of natural light, a feature fireplace and shelving built into the alcoves. The modern kitchen has a good range of white wall and base units and complementary sleek work tops, a built-in oven and hob and finished with a navy-blue metro tiled splash back and large neutral floor tiles. Leading out to the generously Southwest facing sized garden, there is a paved area which is perfect to dine alfresco, a grass area and planted boarded with established plants and trees not only creating privacy but an outdoor oasis. The master bedroom has a bay window and benefits from built in storage and the second bedroom is perfect for a guest bedroom, home office or nursery. The bathroom has a three-piece suite complete with a shower over the bath, a sink and a WC and has been finished with grey metro tiling on the walls and complementary floor tiling.

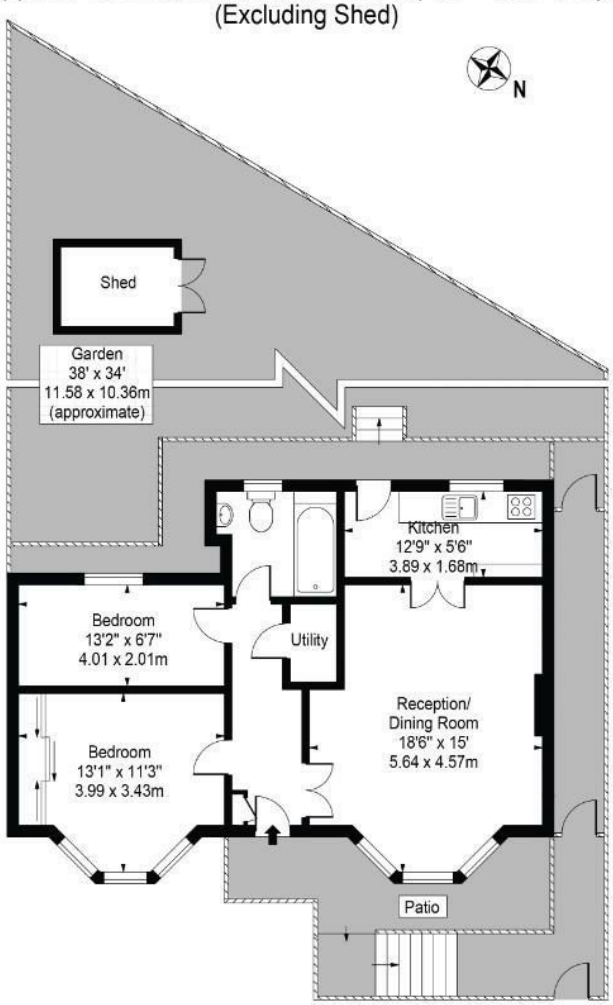
Eastlake road sits on the edge of Camberwell, bordering Brixton. Brixton tube station (Victoria line) is 1 mile away, easily accessible via bus, Loughborough Junction station (Thameslink) is 0.2m and Denmark Hill station is a 0.7m walk through Ruskin Park, with services fast to Victoria and the South-East coast and the Overground between Clapham Junction, Highbury and Islington via Shoreditch. 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 that attract a real buzz on the weekend. Brixton is now one of London's hottest nightspots and a real foodie haven.

Tenure: Share of Freehold
Council Tax band: D
Authority: London Borough of Lambeth
Lease length: 956 years remaining (Started in 1983 with a lease of 999 years.)
Ground rent: Not payable
Service charge: £625.00 per annum (Building insurance, regular maintenance, common parts and garden waste collection)
Sinking Fund Contributions: £1,775.00 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 4
Entrance on floor: Lower 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
Building safety issues: None
Lease restrictions: None
Public right of way through and/or across your house, buildings or land: No
Flood risk: Yes - 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,
Camberwell, SE5 9QL

Approx. Gross Internal Area 685 Sq Ft - 63.64 Sq M
(Excluding Shed)



Lower 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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