

HUNTERS®

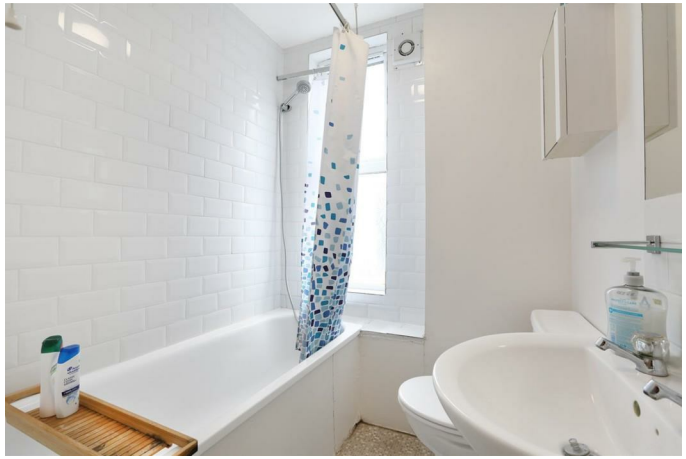
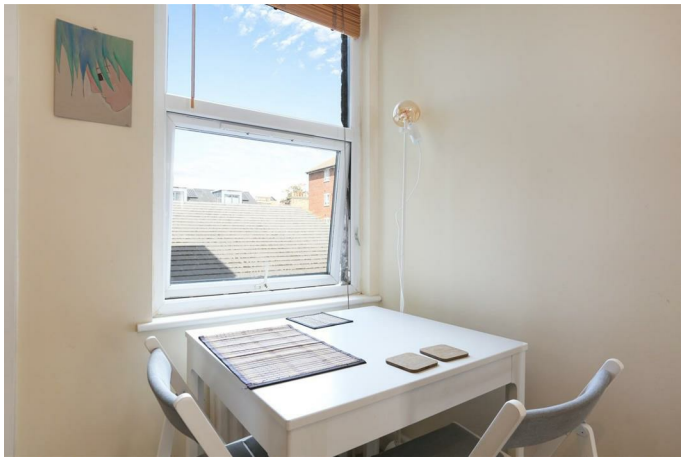
HERE TO GET *you* THERE

Padfield Road, London, SE5 | Guide Price £250,000 to £275,000

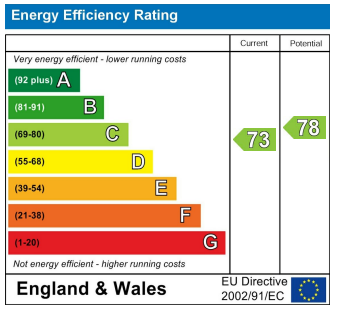
Call us today on 020 7708 2002

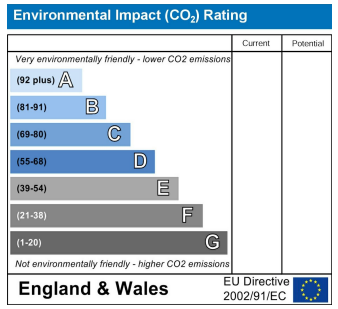




- One Bedroom
- First Floor Flat
- Share of Freehold
- Lease Length: Being Extended to 999 Years Prior to Completion
- Close to Loughborough Junction and Kings College





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Guide Price £250,000 to £275,000

A first-floor one-bedroom flat for sale with share of freehold, ideally located near Loughborough Junction station, Ruskin Park and King's College Hospital, with excellent transport links across London.

Internally you are presented with a bright reception room with plenty of space for relaxing. Off the reception is the modern kitchen with a good range of white high gloss wall and base units, butchers block effect work tops, a built-in oven and hob and white metro tiled splashback. The bedroom is separated by a sliding door and benefits from some built-in shelving. The bathroom has a three-piece suite complete with a shower over the bath, a sink and a WC and has localised white metro tiling. The property further benefits from built in storage in the hallway.

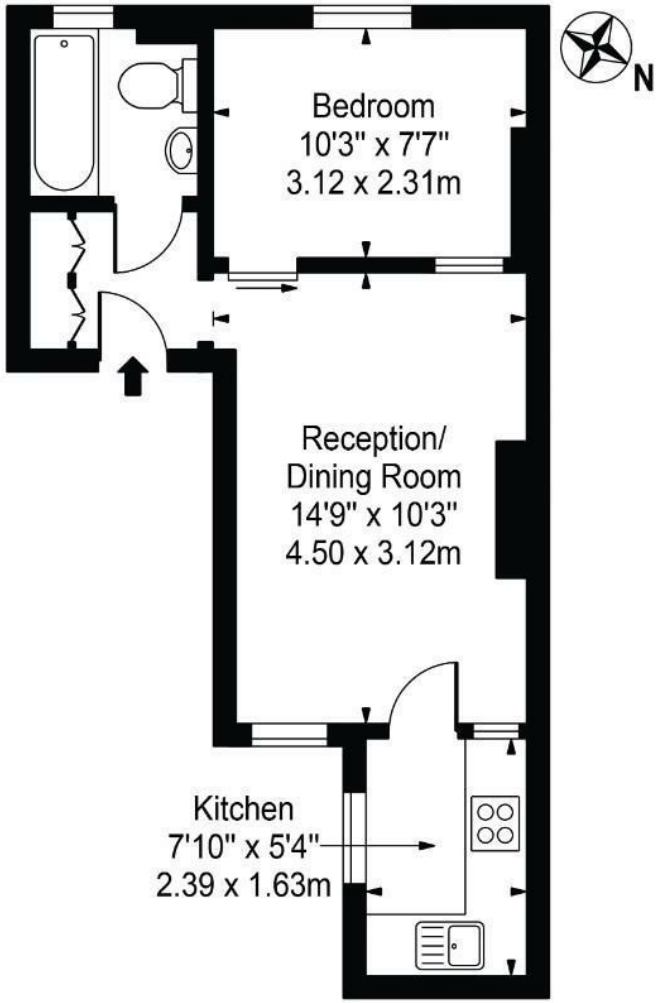
At the end of the road is Loughborough Junction station for Thameslink services. Ruskin Park is just down the road (0.3 miles) with its state of the art play areas, paddling pool, café, tennis courts, community gardens, lake and wild nature planting. It's a pleasant, 0.6 mile stroll through the park to Denmark Hill train station for trains to Victoria, London Bridge and Kings Cross. Or hop onto the East London Overground line to Shoreditch, Clapham (for trains to Gatwick), Canada Water (for Canary Wharf) and Highbury & Islington. You are spoiled for choice when it comes to eating out, new café bars and restaurants are popping up all the time in arty Camberwell. A few bus stops away is Brixton Village with its plethora of international eateries. Camberwell is also home to a leisure centre with pool, brand new library and Saturday farmers' market on the soon to be revamped Camberwell Green.

Tenure: Share of Freehold
Council Tax band: C
Authority: London Borough of Lambeth
Lease length: Currently being extended to 999 years prior to completion
Ground rent: Not payable
Building Insurance: £281.00 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 2
Entrance on floor: Ground
Has lift: No
Over commercial premises: No
Parking: On street
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: No
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.

Padfield Road, SE5 9AA

Approx. Gross Internal Area 330 Sq Ft - 30.66 Sq M



First 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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