

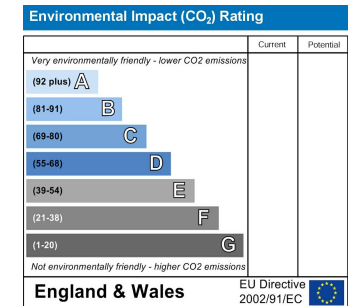
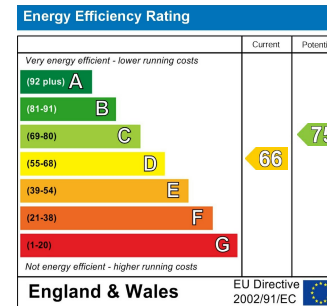


**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Coldharbour Lane, London, SE5 | £365,000  
Call us today on 020 7708 2002



- Two Bedrooms
- Period Conversion
- Close to Loughborough Junction Station
- Share of Freehold
- Lease Length: 947 Years Remaining



A two-bedroom first floor period conversion flat offered with a share of freehold and chain free!

Internally you are presented with a good-sized reception room, with plenty of space for relaxing and a feature fireplace giving the room some period charm. Off the reception is the kitchen which has a good range of wood effect wall and base units with contrasting work tops and a tiled splash back and tiled flooring. Both bedrooms are of a similar size with plenty of space for a double bed and additional furniture. The bathroom has a shower cubicle, a sink and a WC and is finished with neutral wall and floor tiling. The bathroom also has space and plumbing for a washer and dryer and some built in cupboards. The property has recently been recarpeted throughout and is finished in a neutral décor.

The property is located 0.3 miles away from King's College Hospital and 0.5 miles from the award-winning Ruskin Park. Loughborough Junction station is a 0.2 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). Brixton underground station is 1 mile away, easily reachable by bus, offering the Victoria line. 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: 947 years remaining (Started in 1974 with a lease of 999 years.)

Ground rent: Not payable

Building Insurance: £566 per annum

The front garden is demised to the flat and has the responsibility for its maintenance and upkeep.

Construction: Standard construction

Property type: Flat, conversion

Number of floors in building: 3

Entrance on floor: 1

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: Gas central heating

Building safety issues: No

Lease restrictions: The Lease prohibits or restricts alienation.

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

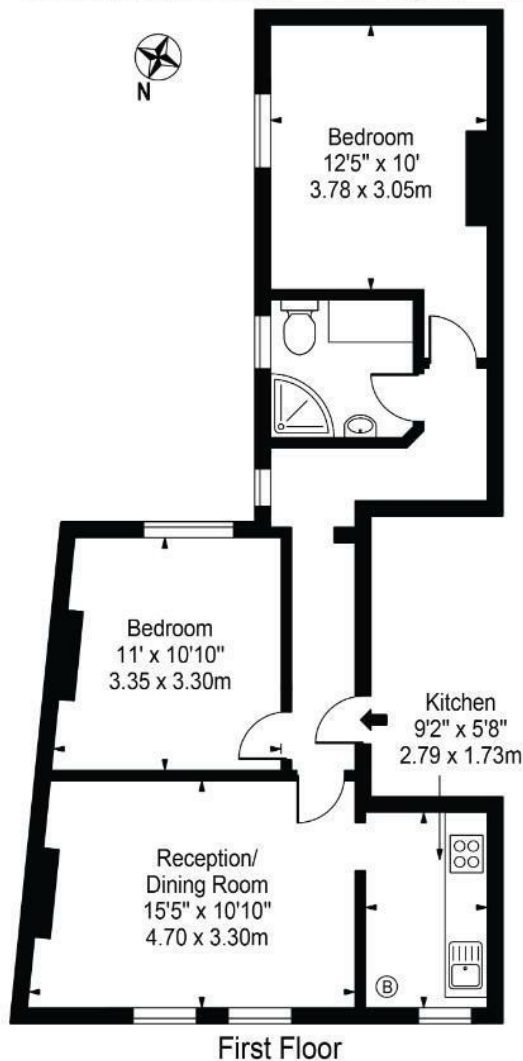
Accessibility: None

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.

# Coldharbour Lane, SE5 9NU

Approx. Gross Internal Area 615 Sq Ft - 57.14 Sq M



First Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://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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