



FOR SALE

Flat C, 177 Coldharbour Lane

London SE5 9PA · First floor

Behind the tall sash windows of an elegant Victorian house, this bright first-floor flat has high ceilings, original wood floors, a fireplace and a Scandi-style kitchen.

Double bedroom	High ceilings	Sash windows	Renovated 2024	Chain-free
----------------	---------------	--------------	----------------	------------



THE FLAT

All the period character, none of the period worries

Two tall timber sash windows at the front catch the afternoon and evening sun, and the double bedroom at the back gets the morning sun. The windows are double-glazed, with a 10-year guarantee.

High ceilings, original floorboards, a fireplace and cast-iron column radiators sit alongside a 2024 renovation, with a new roof, new central heating and a Scandi-style kitchen. Two minutes from Loughborough Junction, and a 10-minute walk from Brixton.

KEY FEATURES

- Bright Victorian flat with high ceilings
- Tall timber sash windows, double-glazed
- No onward chain
- 200 yards to Loughborough Junction station
- Original floorboards and fireplace
- Cast-iron column radiators
- Open-plan living with Scandi-style kitchen
- Morning sun at the back, evening sun at the front
- New roof, heating and kitchen (2024)
- Full-fibre broadband



Light, character and good bones



Kitchen, living and dining

Afternoon and evening sun

A large open-plan space, lit by two tall sash windows, with the original floorboards and fireplace. The Scandi-style kitchen has bamboo-fronted units, black worktops, a tiled splashback and open shelving, with an induction hob, built-in oven, fridge freezer and washing machine, all included.



Double bedroom

Morning sun

At the back of the flat, away from the road, with a sash window that brings in the morning sun.

Shower room

Walk-in shower

A walk-in shower with a glass screen, white metro tiles and a black hexagon-tiled floor. A storage cupboard off the hall takes coats and suitcases.



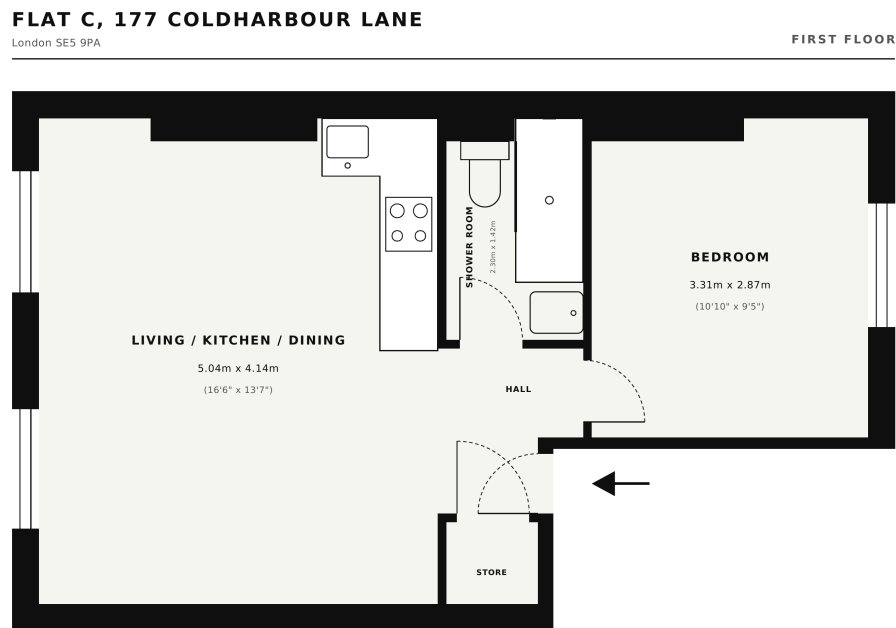
Already done

Renovated 2024

A new roof on the building, new central heating with Victorian-style cast-iron column radiators, double-glazed timber sash windows with a 10-year guarantee, updated lighting and full-fibre broadband.



First floor



Tenure	Leasehold, 104 years remaining
Ground rent	£300 a year
Service charge	£1,651.25 a year
Council tax	Band B, Lambeth
EPC rating	C
Broadband	Full fibre
Parking	Residents' permit, annual fee
Access	First floor, no lift
Chain	None

Loughborough Junction station is 200 yards away, with Thameslink trains to Blackfriars, City Thameslink (about 11 minutes), Farringdon for the Elizabeth line, and St Pancras.