



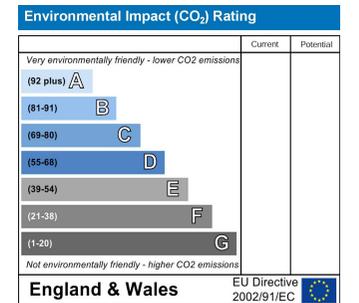
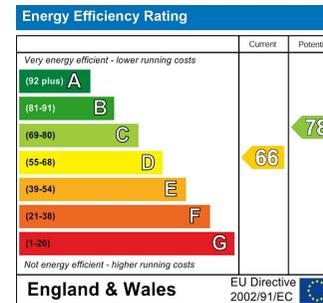
HUNTERS[®]

HERE TO GET *you* THERE

Coldharbour Lane, London, SE5 | Offers In Excess Of £325,000
Call us today on 020 7708 2002



- One Bedroom
- Period Conversion
- Private Garden
- Lease Length: 999 Years (Lease will be created upon completion)
- Ground Rent: £10 PA
- Service Charge: £1200 PA



A one-bedroom raised ground floor period conversion flat with a garden! Chain free!

Internally you are presented with a good-sized reception room, with neutral décor and carpeting and a large sash window offering plenty of natural light. There is a modern fitted kitchen with a good range of white wall and base units, grey work tops and an integrated oven and hob. From the kitchen you can access the garden space via a staircase, after some TLC the garden space is perfect to dine alfresco in the warmer months with friends. The bedroom is a generous size, with plenty of space for a double bed and for additional furniture and there is also a large sash window keeping the space bright. The bathroom has a three piece suite complete with a shower over the bath, a sink and a WC and has been finished with partial white wall tiling and wood effect flooring.

The nearest overground is Loughborough Junction Station, 0.1 miles away, which is on the Thameslink line taking you straight into the City. Brixton underground station, 0.8 miles away, is the nearest tube for the Victoria Line and Coldharbour Lane is well serviced for buses in and out of central London. Denmark Hill station is a pleasant 0.6 mile walk through the park and has services to Victoria and the overground between Clapham and fashionable East London. Coldharbour Lane is an area on the up and has a string of new independent cafe's, bars and restaurants. There are several great parks in the area, including the award-winning Ruskin Park (0.3 miles), and Nearby Myatt's Fields Park (0.8 miles) is a restored Victorian park replete with seasonal flower beds, Bandstand and a great café. Brixton itself needs little introduction as one of London's top foodie havens with amazing music venues and boutique shops. Camberwell, famous for its art scene, is also increasingly becoming a food and drink hotspot.

Tenure: Leasehold, will be given a Share of Freehold upon completion of the sale of all flats in the building

Council Tax band: B

Authority: London Borough of Lambeth

Lease length: 999 year lease will be created upon completion

Ground rent: £10 per annum

Review period: Not subject to increase

Service charge: £1200 per annum

Construction: Standard construction

Property type: Flat

Number of floors: 4

Entrance on floor: Ground

Has lift: No

Over commercial premises: No

Parking: None

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: TBC lease will be created upon completion

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

Approximate Gross Internal Area 484 sq ft - 45 sq m



Ground Floor

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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