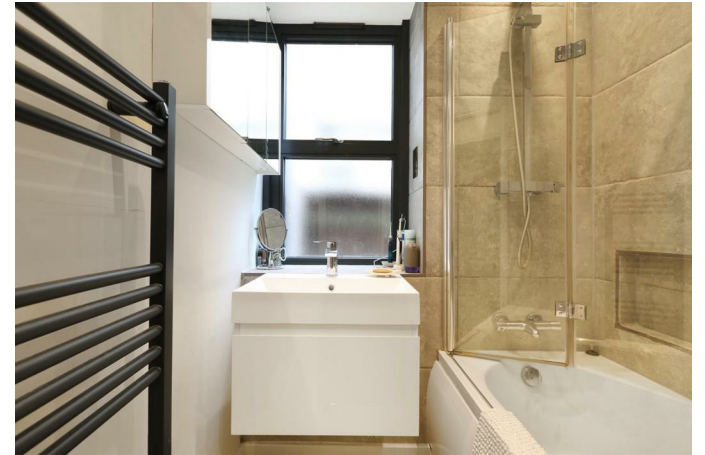




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Southwell Road, London, SE5 | Guide Price £475,000 to £500,000  
Call us today on 020 7708 2002



- Ground Floor Flat
- Two Bedrooms
- Low Maintenance Garden
- Lease Length: 174 Years Remaining
- Service Charge: £1,085.59 PA
- Ground Rent: £10 PA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	61
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Guide Price £475,000 to £500,000.

A well-presented two bedroom ground floor flat with a wraparound garden! Chain free!

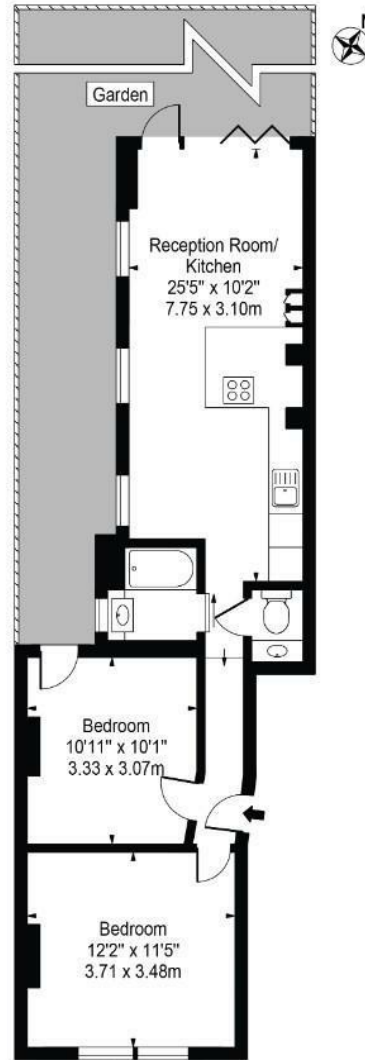
Internally you are presented with a generously sized open plan, kitchen and reception area. The reception offers enough space to relax and entertain, with wood flooring with underfloor heating. The kitchen was refurbished in 2021 including the boiler and is well presented with plenty of white wall and base units, light green tiled splashbacks and high-end appliances such as an integrated hob, dishwasher, wine fridge and two ovens. The garden which can be found through the full width bi-fold doors in the reception has a shingled area and wraps around the property, with further access via one of the bedrooms. There is ample space for a table and chairs to entertain guests, with well stocked planting in borders. There are two bedrooms in the property, both offering enough space for a double bed and furniture, finished with cream carpeting. Heading through the hallway you will find the bathroom and separate WC, also refurbished in 2021, fitted with a heated towel rail, a mirrored vanity unit and a bath with an overhead shower.

Southwell Road is in a sought-after area with a great sense of community, much of which centers around The Cambria local pub and the nearby Carnegie Library. Ruskin Park is a short 0.2mile stroll down the road with its state of the art play areas, paddling pool, café, tennis courts, community gardens, lake and wild nature planting. Loughborough Junction station is only a 0.2 mile walk away, offering Thameslink and Southern Eastern services into and around the city. There are bus stops located on all along Coldharbour lane with buses ready to whisk you around south London or into the city.

Tenure: Leasehold  
Council Tax band: C  
Authority: London Borough of Lambeth  
Lease length: 174 years remaining  
Ground rent: £10 per annum  
Review period: Not subject to increase  
Service charge: £1,085.59 per annum  
Construction: Standard construction  
Property type: Flat  
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: Electric – underfloor and radiators  
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.

Southwell Road, SE5 9PF  
Approx. Gross Internal Area 599 Sq Ft - 55.65 Sq M



Ground 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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| [Camberwell.Sales@hunters.com](mailto:Camberwell.Sales@hunters.com)

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