

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

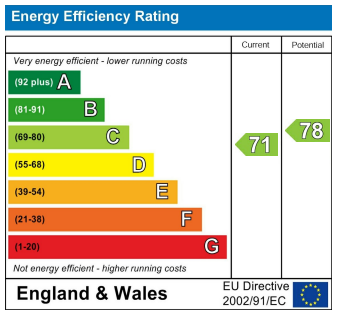


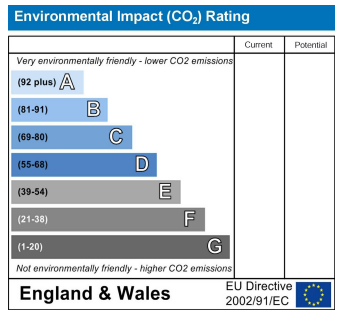






- Two Bedrooms
- Victorian Conversion
- Private Patio and Communal Garden
- Share of Freehold
- Lease Length: 987 Years Remaining





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Guide Price £475,000 to £500,000

A two-bedroom lower ground floor period conversion for sale in Camberwell, featuring a private patio, communal garden and period charm, close to Loughborough Junction, Denmark Hill and Brixton stations.

The accommodation centres around a generously proportioned reception room, offering ample space for both comfortable seating and a dining area. Wooden flooring and neutral décor create a welcoming setting, while doors lead directly onto the private patio — an ideal spot for outdoor dining or relaxing during the warmer months. A few steps lead up to the communal garden, where established plants and mature trees provide an attractive green backdrop. The kitchen has been finished in a timeless contemporary style, featuring white high-gloss wall and base units, butcher's block worktops and an integrated oven and hob. A navy-blue metro-tile splashback adds a striking contrast, complemented by patterned floor tiles that bring character and personality to the space. The principal bedroom benefits from a bay window, allowing natural light to flow into the room, and provides ample space for a double bed and additional furniture. A feature fireplace adds a further touch of period charm. The second bedroom offers flexibility to suit a variety of needs, whether used as a guest bedroom, home office or nursery. Completing the accommodation is a stylish bathroom, featuring navy-painted walls, localised tiling around the bath and patterned floor tiles. The three-piece suite comprises a bath with shower over, wash basin and WC, with laundry facilities also incorporated.

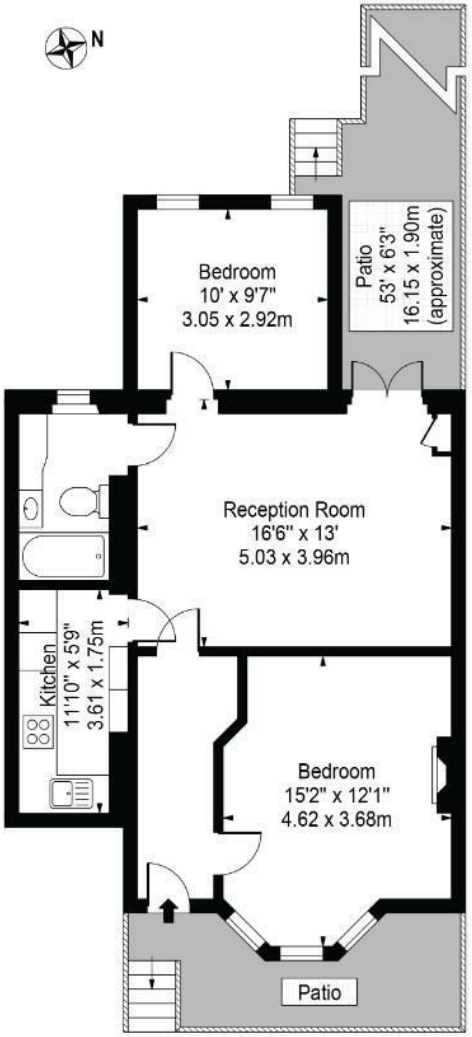
Brixton tube station (Victoria line) is 0.9 miles away providing the Victoria Line, Loughborough Junction station (Thameslink) is 0.2m and Denmark Hill station is a 0.7m walk, with services fast to Blackfriars, Farringdon and Victoria. Coldharbour Lane has a wealth of bus routes taking you across London. Camberwell is well known for its art scene and has an ever-growing number of cafes, galleries, bars, and restaurants. Brixton is now one of London's hottest nightspots and a real foodie haven.

Tenure: Share of Freehold
Council Tax band: C
Authority: London Borough of Lambeth
Lease length: 987 years remaining (Started in 2014 with a lease of 999 years.)
Service charge: £995 per annum (buildings insurance)
Construction: Standard construction
Property type: Conversion flat
Number of floors in building: 4
Entrance on floor: LG
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: 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: Yes - surface water
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.

Flaxman Road, SE5 9DN

Approx. Gross Internal Area 676 Sq Ft - 62.80 Sq M



Ground 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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