



HUNTERS®
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Coldharbour Lane, London, SE5 | Offers In Excess Of £290,000
Call us today on 020 7708 2002



- One Bedroom Flat
- Modern Kitchen and Bathroom
 - Allocated Parking
- Lease Length: 99 Years Remaining
 - Service Charge: £2,688 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

A modern and well presented one bedroom purpose built flat, with allocated parking, in the heart of Camberwell!

Internally you are presented with a generously sized open plan reception room with plenty of space for relaxing and for a dining table and chairs. The space is bright and finished with wood effect flooring and neutral décor. The modern and chic kitchen area has a breakfast bar and white high gloss wall and base units with silver hardware, wood effect work tops, a white tiled splash back and a built in oven and hob. The spacious bedroom has ample room for a double bed and additional furniture and is also finished with neutral décor and wood effect flooring. The bathroom has a three piece suite, complete with a shower over the bath, a sink and a WC and is finished with large grey wall tiling with a complementary boarder and white floor tiling. The property benefits from plentiful hallway storage and a secure external storage cupboard.

The property is 0.5 miles from Denmark Hill Station for fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington (via Canada Water and Shoreditch). Loughborough Junction station is 0.4 miles away offering Thameslink services into King's Cross/St Pancras. Kings College Hospital is only a 0.2 mile walk away. Camberwell is a major bus hub with routes all over the city. There are several great parks in the area, including the award winning Ruskin Park (0.4 miles away). Camberwell, famous for its art scene, is home to an ever-growing number of independent restaurants, cafes and bars. Brixton is a couple of stops on the bus and needs little introduction as one of London's top foodie havens with amazing music venues and boutique shops.

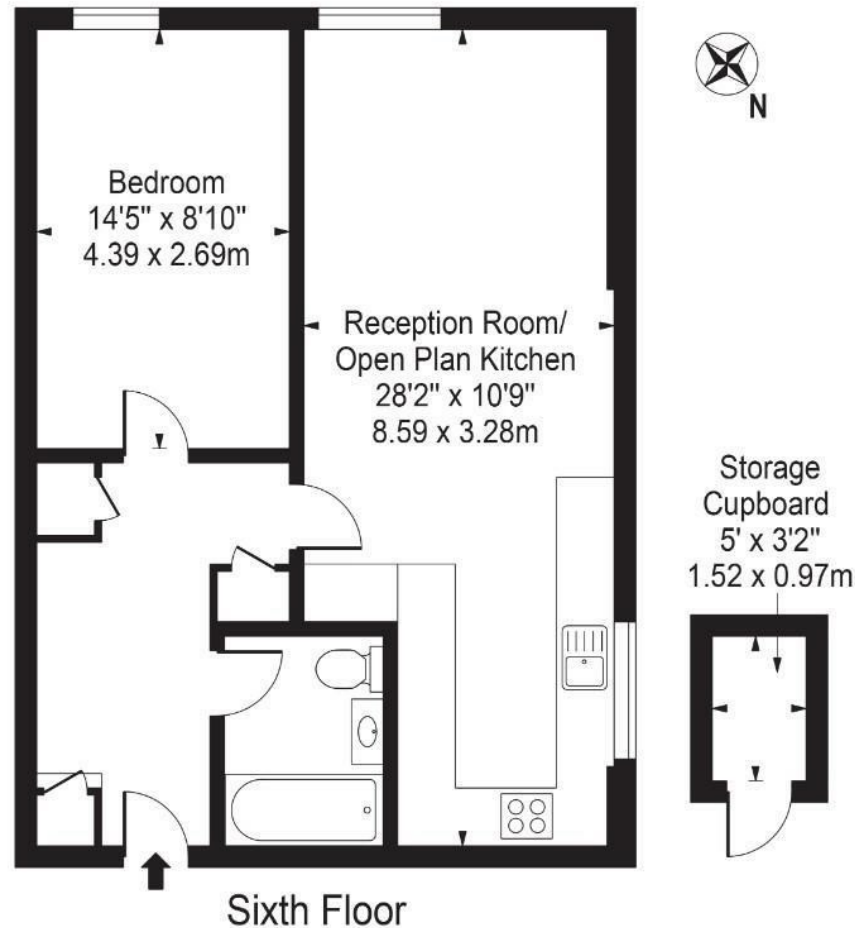
Tenure: Leasehold
Council Tax band: A
Authority: London Borough of Southwark
Lease length: 99 years remaining (Started in 2000 with a lease of 125 years.)
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £2,688 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 7
Entrance on floor: 6
Has lift: Yes
Over commercial premises: No
Parking: Allocated
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: No
History of flooding: No
Planning and development: None
Listing and conservation: None
Accessibility: Lift access and ramp
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.

Mirlees Court,
Coldharbour Lane, SE5 9QW

Approx. Gross Internal Area 562 Sq Ft - 52.21 Sq M
(Excluding Storage Cupboard)

Approx. Gross Internal Area Of Storage Cupboard 16 Sq Ft - 1.47 Sq M



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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