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HERE TO GET *you* THERE

Flaxman Road, London, SE5 | Asking Price £440,000
Call us today on 020 7708 2002



- One Bedroom Split Level Flat
 - Over 65 Sq M
- Modern Bathroom and Kitchen
 - Share of Freehold
- Lease Length: 994 Years Remaining

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 generously proportioned one bedroom split level conversion, set over 65 sq m, close to transport and Ruskin Park!

Entering on the upper ground floor and up the stairs to the the first floor you'll find a spacious and bright reception room, with plenty of space for relaxing and for a dining table and chairs. There is a functioning wood burner, shelving and cupboards built into the alcoves and the room is finished with wood flooring that you will find throughout the property and a funky feature wall. There is a modern kitchen with cream wall and base units, a butchers block work top and complimentary floor and wall tiling as well as a built in oven and hob. The bathroom has a three piece suite complete with a shower over the bath, a WC and a sink and is finished with white localised wall tiling and contrasting floor tiles.

On the second floor you'll find the bedroom, at over 20 sq m, the space provides ample room for a king sized bed, additional furniture and a desk. The bedroom benefits from a built in storage cupboard and has a contemporary feature wall.

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.

Sellers comments - What I love most about this flat is the balance between generous space and a cosy, welcoming feel. Set across two floors, it has always felt airy and flexible for everyday living - I've been able to head to bed while dinner parties continued downstairs, work from home alongside my partner without feeling crowded, and host overnight guests comfortably in the spacious living room. There's also been reassuring future potential, as the main bedroom is large enough to be split into two rooms.

Being on the upper levels, the flat has always felt very secure, and being on a quiet one-way street has added to that sense of calm. From the front, I feel part of a real community and love looking out over the Victorian terraces while working at the dining table. The woodburner creates a wonderfully homely atmosphere in winter, while at the back, the flat isn't overlooked, offering rare privacy and an open sky view.

The neighbourhood has genuinely improved over the past 20 years, with better shops and a stronger sense of community. Viv's Café on Coldharbour Lane feels like an extension of the living room, with familiar faces and excellent coffee. Practical perks include bike hangars, close proximity to a good hospital and Brixton tube, and plenty of green spaces nearby.

Tenure: Share of Freehold

Council Tax band: D

Authority: London Borough of Lambeth

Lease length: 994 years remaining (Started in 2021 with a lease of 999 years.)

Ground rent: Not payable

Building Insurance: £300 approx per annum

Construction: Standard construction

Property type: Maisonette

Number of floors in building: 4

Entrance on floor: Upper Ground

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, wood burner

Building safety issues: No

Lease restrictions: The Lease prohibits or restricts alienation.

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.

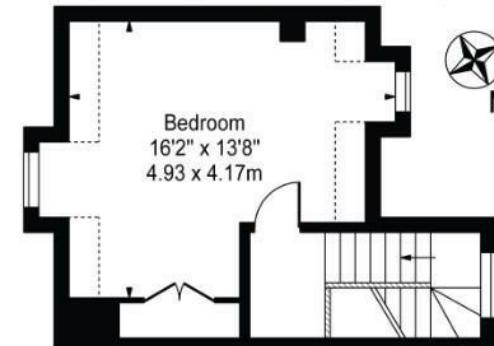
Flaxman Road, SE5 9DX

Approx. Total Internal Area 704 Sq Ft - 65.40 Sq M

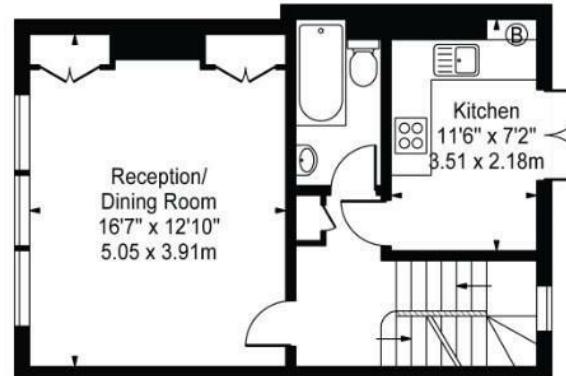
(Including Restricted Height Area)

Approx. Gross Internal Area 677 Sq Ft - 62.90 Sq M

(Excluding Restricted Height Area)



Second Floor



First Floor



Ground Floor
Entrance

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.