



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

Eastlake Road, London, SE5, SE5 | Offers In Excess Of £525,000  
Call us today on 020 7708 2002





- Two Bedrooms
  - Split Level
- Period Conversion
- Eat-In Kitchen
- Lease Length: 175 Years Remaining
- Service Charge: £1,000 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	81

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	

A spacious and well-presented split level two-bedroom period conversion flat near to Loughborough Junction station!  
Guide price £525,000 to £550,000

On the first floor you are presented with a good-sized reception room spanning the width of the property, with two large sash windows keeping the space bright and neutral décor and carpeting. There is a feature fireplace and shelving built into the alcoves and plenty of space for relaxing. The modern fitted kitchen has space for a small dining table and chairs and has a contrasting range of wall and base units with complementary work tops, an integrated oven and hob, some additional shelving and a white metro tiled splash back. There is a guest WC for added convenience.

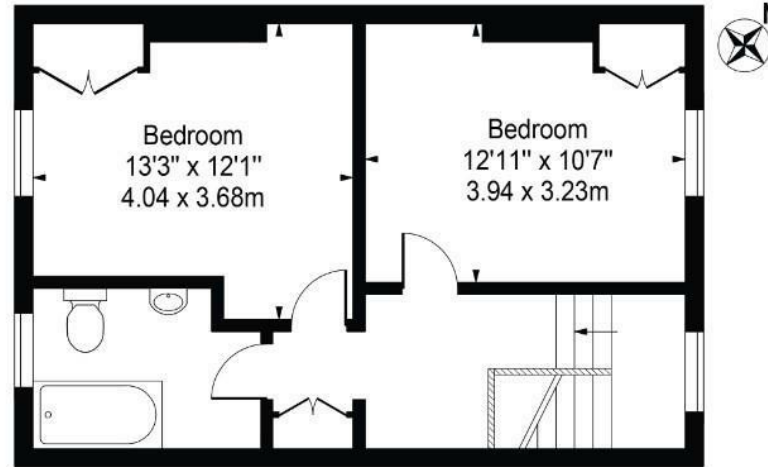
On the second floor you will find two similar sized bedrooms, both with plenty of space for a bed and additional furniture and both benefit from built in storage. Both rooms are finished with carpeting and neutral decor. There is a classic and chic bathroom, with a three-piece suite complete with a shower over the bath, a WC, and a sink. There is partial white metro tiling with a decorative green tiled band, sage green painted walls, and a classic style heated towel rail.

Eastlake road sits on the edge of Camberwell, bordering Brixton. Brixton tube station (Victoria line) is 0.9 miles away, Loughborough Junction station (Thameslink) is 0.2m and Denmark Hill station is a 0.7m walk through Ruskin Park, with services fast to Victoria and the South-East coast and the Overground between Clapham Junction, Highbury and Islington via Shoreditch. 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 that attract a real buzz on the weekend. Brixton is now one of London's hottest nightspots and a real foodie haven. Eat cuisine from every corner of the globe before heading out for cocktails, and no need for a taxi home!

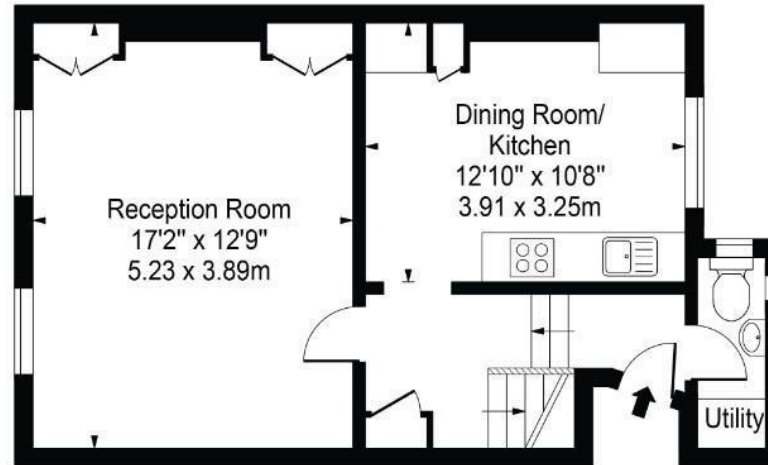
Tenure: Leasehold  
Council Tax band: D  
Authority: London Borough of Lambeth  
Lease length: 175 years remaining (Started in 1985 with a lease of 215 years.)  
Ground rent: Peppercorn  
Review period: Not subject to increase  
Service charge: £1,000 per annum  
Construction: Standard construction  
Property type: Flat  
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: Central heating  
Building safety issues: None  
Lease rights and easements/restrictions:  
There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.  
Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.  
Public right of way through and/or across your house, buildings or land: No  
Flood risk: Yes  
History of flooding: No  
Planning and development: None  
Listing and conservation: None  
Accessibility: None  
Mining: No coal mining risk identified

# Eastlake Road, SE5 9QJ

Approx. Gross Internal Area 922 Sq Ft - 85.66 Sq M



Second Floor



First 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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