



HUNTERS®
HERE TO GET *you* THERE

Coldharbour Lane, London, SE5, SE5 | Guide Price £325,000 to £350,000
Call us today on 020 7708 2002



- Two Bedrooms
- Private Balcony
- Purpose Built
- Lease Length: 100 Years Remaining
 - Service Charge: £1,600 PA
- Ground Rent: £250 PA (Subject to Increase)

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	76	79
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		

Guide Price £325,000 to £350,000

A two-bedroom purpose-built apartment with a private balcony located in the heart of Camberwell!

Internally you are presented with a bright reception room with dual aspect windows allowing for plenty of natural light that leads onto the private balcony, a great spot to enjoy a coffee in the morning. The kitchen has a good range of wood effect wall and base units, granite effect work tops, a built-in oven and hob and a white tiled splash back. The master bedroom is of a generous size, with plenty of space for a double bed and for additional furniture and there is a smaller second bedroom. The bathroom has a three piece suite complete with a shower over the bath, a sink and a WC and has localised white wall tiles and contrasting floor tiles.

The property is a 0.5 mile walk from Denmark Hill and also 0.5 miles from Loughborough Junction Station for fast trains to Victoria, the City Thameslink line and the Overground between Clapham Junction and Highbury and Islington (via Canada Water and Shoreditch). Coldharbour Lane is in the heart of arty Camberwell, a flourishing area with plenty of restaurants, café bars, a leisure centre, swimming pool and Saturday farmers' market on Camberwell Green. On the weekends, take a walk through Ruskin Park (0.4 miles) with its tennis courts, café, lake and wild nature planting, or leafy Myatt's Field Park (0.5 miles) with its state of the art play areas and boutique community café. Buses from Camberwell whisk you up to Oval 1.2 miles away (Northern line), Elephant & Castle 1.7 miles away (Bakerloo), right across the city and to all the major train stations.

Tenure: Leasehold

Council Tax band: B

Authority: London Borough of Southwark

Lease length: 100 years remaining (Started in 2001 with a lease of 125 years.)

Ground rent: £250 per annum

Review period: Increasing by £250 every 25 years

Service charge: £1,600 per annum

Construction: Standard construction

Property type: Flat

Number of floors in building: 3

Entrance on floor: 3

Has lift: No

Over commercial premises: Yes

Parking: None

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: Balcony

Public right of way through and/or across your house, buildings or land: No

Flood risk: Low - surface water

History of flooding: No

Planning and development: None

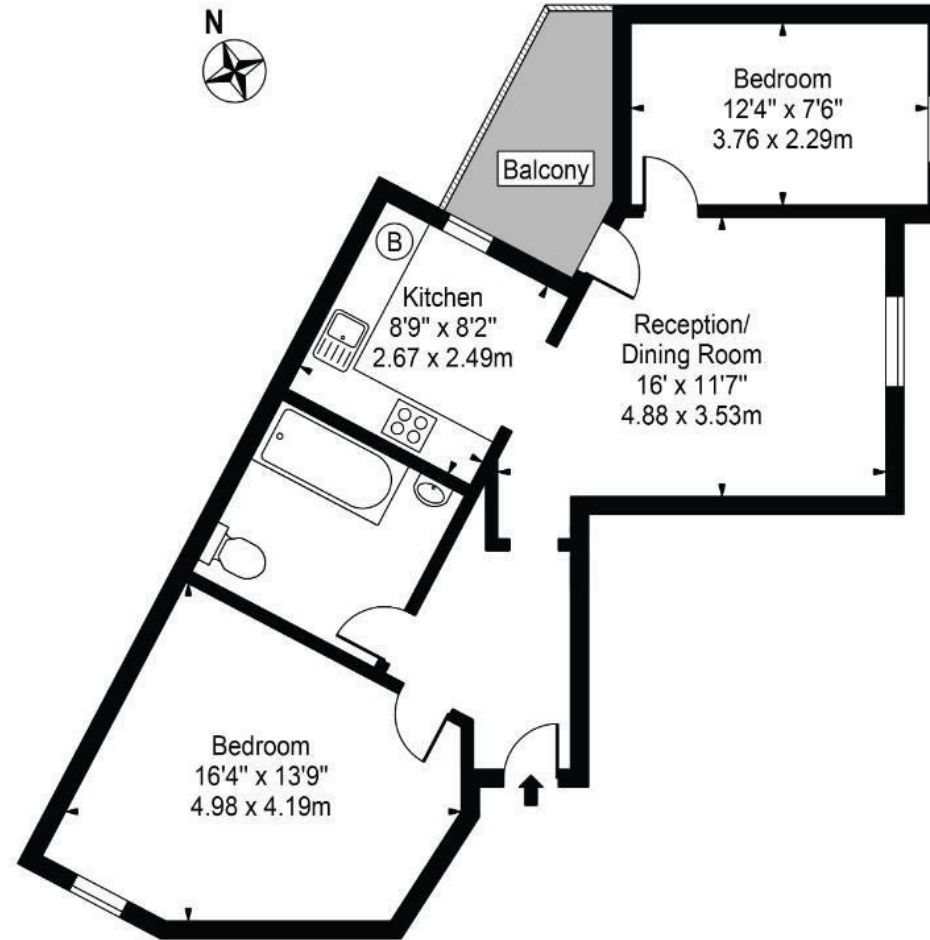
Listing and conservation: None

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.

Coldharbour Lane, SE5 9PR
Approx. Gross Internal Area 640 Sq Ft - 59.46 Sq M



Third 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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

HUNTERS[®]
HERE TO GET *you* THERE