

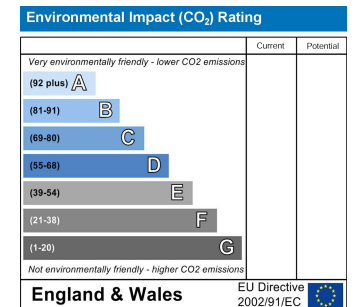
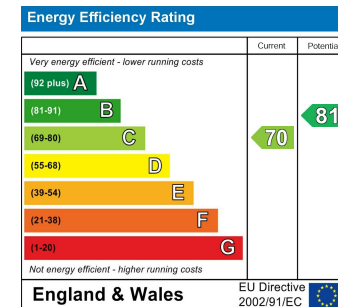


HUNTERS®
HERE TO GET *you* THERE

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



- One Bedroom Flat
 - First Floor
 - Shared Garden
- Good Sized Reception Room
- Lease of 125 Created Prior to Completion
- Ground Rent £300 PA (Subject to Increase)
 - Buildings Insurance £307.81 Approx



A one bedroom first floor flat with access to a shared garden!

Internally you are presented with a good-sized reception room, with a large bay window offering plenty of natural light and herringbone effect flooring. There is plenty of space for relaxing or entertaining guests. You will also find a bedroom with space for a double bed and additional furniture, with the same flooring as the reception. The kitchen has handleless white gloss wall and base units, granite effect work tops and a white tiled splashback. The bathroom has a three-piece suite, with a shower attachment, partial wall tiling and under sink storage. To the rear of the property you have access to a generously sized garden that is shared with the ground floor flat.

Your nearest train station is Loughborough Junction (0.2 miles away) – for connections to King Cross and Thameslink Services. Or walk down to Coldharbour Lane (0.2 miles away) and Camberwell Green (0.7 miles away) for plentiful bus connections to Oval (Northern Line), Elephant & Castle (Bakerloo) and all the major train stations. Enjoy Camberwell's eclectic arts scene on the weekends (Camberwell Arts Festival is a major attraction in June), its quirky delis, café bars, restaurants, library, and Saturday farmers' market on revamped Camberwell Green. The stunning Myatt's Fields Park is 0.4 miles away and well worth a visit, it is a hidden gem of a park.

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Lambeth

Lease length: 125 year lease will be created prior to completion

Ground rent: £300 a year

Buildings Insurance: £307.81 approx

Review period: Every 25 years

Service charge:

Construction: Standard construction

Property type: Flat

Number of floors in building: 3

Has lift: No

Over commercial premises: No

Parking: On street, permit required

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Gas central heating

Building safety issues: No

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

Flood risk: No

History of flooding: No history of flooding has been reported.

Coastal erosion risk: No

Planning and development: No

Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

Approximate Gross Internal Area 527 sq ft - 49 sq m



Ground Floor

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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