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Redan Terrace, London, SE5 | Guide Price £800,000
Call us today on 020 7708 2002



- Three Bedroom House
- Well Presented Garden
 - Driveway
- Generous Living Space
 - Freehold

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 characterful three-bedroom semi-detached house with a well-presented garden and driveway in a sought-after cul-de-sac!

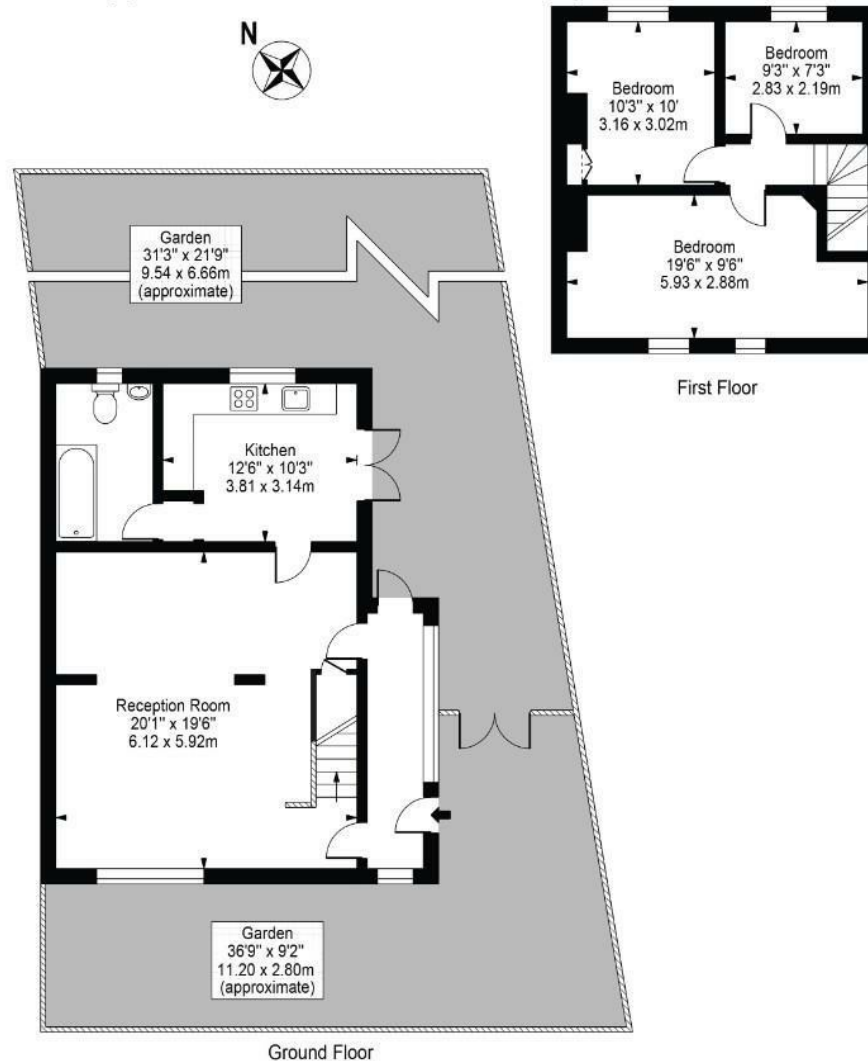
On the ground floor you'll find a generously sized, measuring over 36 sq m, bright and open reception room, finished with a feature wall. There is a good sized eat in kitchen with space for a family dining table and a range of wall and base units, space and plumbing for white goods and a built-in oven and hob. The wrap around garden, measuring over 60 sq m, is an outdoor oasis, with well maintained and established flower beds, trees and plants and various areas for seating including under the pergola, where you can enjoy dinner al fresco. The bathroom has a three-piece suite, and is finished with a feature wall, localised grey metro tiling and a patterned floor tile. Upstairs there are three bedrooms, the master bedroom spanning the width of the property and all are finished with stripped wood flooring.

Located 0.4 miles from the delightful Myatt's Field park and Loughborough Junction station (Thameslink) is 0.3 miles away and Denmark Hill station is a 0.7 mile walk 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 and offers the underground (Victoria Line).

Tenure: Freehold
Council Tax band: C
Authority: London Borough of Lambeth
Construction: Standard construction
Property type: Semi-detached
Number of floors of building: 2
Entrance on floor: Ground
Has lift: No
Over commercial premises: No
Parking: Driveway, street parking permit required
Electricity: 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: None
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.

Redan Terrace, SE5 9DY
Approx. Gross Internal Area 1065 Sq Ft - 98.92 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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