



HUNTERS[®]
HERE TO GET *you* THERE

Flaxman Road, London, SE5 | Offers In Excess Of £315,000
Call us today on 020 7708 2002



- Two Bedrooms
- Purpose Built Flat
- Private Balcony
- Lease Length: 104 Years Remaining
- Ground Rent: £10 (Not subject to review)
- Service Charge: £1519.74 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 | |

| 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 two-bedroom purpose-built flat with a private balcony near to Loughborough Junction station! Chain free!

Internally you are presented with a good-sized reception room with space for relaxing and for a small dining table and chairs. The room has been finished with wood effect flooring and neutral décor. From the reception room you have direct access to the balcony. There is a modern kitchen with wood effect wall and base units, a white metro tiled splash back, complementary floor tiling and space and plumbing for white goods. There are two similar sized bedrooms, both with space for a bed and additional furniture and have also been finished with wood effect flooring and neutral decor. The bathroom has a bath with an overhead shower and a sink with storage underneath and there is a separate WC for added convenience.

Your nearest train station is Loughborough Junction (0.3 miles away) – for connections to Kings Cross and Thameslink Services. Or walk down to Coldharbour Lane (0.3 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: B
Authority: London Borough of Lambeth
Lease length: 104 years remaining (Started in 2004 with a lease of 125 years.)
Ground rent: £10
Review period: Not subject to review
Service charge: £1519.74 per annum
Construction: Standard construction
Property type: Flat
Number of floors: 6
Entrance on floor: 1
Has lift: Yes
Over commercial premises: No
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: Central heating
Building safety issues: None
Lease restrictions:
There are excepted from the effect of registration all estates, rights, interests, owners 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.
Public right of way through and/or across your house, buildings or land: No
Flood risk: Low risk
History of flooding: No
Planning and development: None
Listing and conservation: None
Accessibility: Lift
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.

Approximate Gross Internal Area 646 sq ft - 60 sq m



First 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.

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

HUNTERS[®]
HERE TO GET *you* THERE