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Barrington Road, London, SW9 | Guide Price £300,000
Call us today on 020 7708 2002



- One Bedroom
- Purpose Built Flat
- Good Access to Transport
- Lease Length: 971 Years Remaining
- Ground Rent: Not Payable
- Service Charge: £2,722.56 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 modern one-bedroom purpose built flat with good access to Loughborough Junction and Brixton Underground station which is a foodie and nightlife haven!

Internally you are presented with a generously sized open plan reception room, with plenty of space for relaxing or entertaining guests. There is a modern kitchen area with wood effect wall and base units, a tiled splash back and a built-in oven and hob. The room is finished with the same oak wood flooring that is found throughout the property and is also neutrally decorated throughout. The bedroom is of a good size with space for a double bed and additional furniture. There is a modern fitted bathroom with a three-piece suite, complete with a shower over the bath, a sink and a WC. The bathroom is partially white tiled and has a small built-in storage cupboard and a large wall hung mirror. The property further benefits from secure bike storage.

Brixton underground station, 0.6 miles away, is the nearest tube for the Victoria Line and Coldharbour Lane is well serviced for buses in and out of central London. The nearest overground is Loughborough Junction Station, 0.2 miles away, which is on the Thameslink line taking you straight into the City. Denmark Hill station is a pleasant 0.9 mile walk through the park and has services to Victoria and the overground between Clapham and fashionable East London. Coldharbour Lane is an area on the up and a string of new independent cafe's, bars and restaurants. There are several great parks in the area, including the award-winning Ruskin Park (0.5 miles away), and Nearby Myatt's Fields Park (0.5 miles away) is a restored Victorian park replete with seasonal flower beds, Bandstand and a great café. Brixton itself needs little introduction as one of London's top foodie havens with amazing music venues and boutique shops. Camberwell, famous for its art scene, is also increasingly becoming a food and drink hotspot.

Property being jointly sold by the vendor and Metropolitan Housing Association
- 100% of ownership is being sold

Tenure: Leasehold

Council Tax band: B

Authority: London Borough of Lambeth

Lease length: 971 years remaining (Started in 2016 with a lease of 990 years.)

Ground rent: Not payable

Service charge: £2,722.56 a year

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 2

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Parking: None

Controlled parking zone: Yes

Electricity: Mains electricity (Mains electricity supply is connected.)

Solar panels: No

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Mains gas-powered central heating is installed. Double glazing is installed.

Building safety issues: No

Restrictions

Source: HM Land Registry

Here is a summary but a property lawyer can advise further: - The property must not be used in a way that causes nuisance, annoyance, or disturbance to neighbours or the Church Commissioners for England. - No refuse, offensive materials, or manufacturing activities are allowed on the property.

Rights and easements

Here is a summary but a property lawyer can advise further:- The property benefits from rights granted in a transfer dated 4 August 2004, including rights related to light and air.

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

Flood risk: No flood risk has been identified.

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

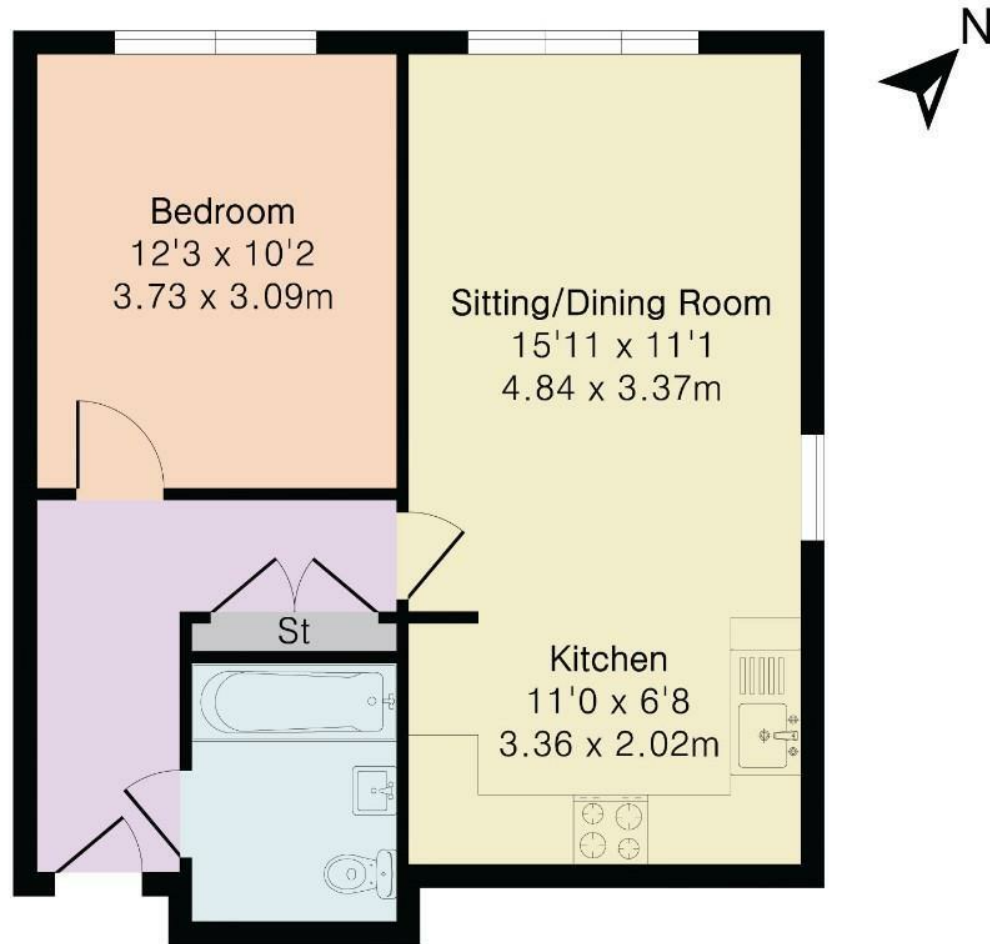
Planning and development: No

Listing and conservation: No

Accessibility: None

Mining: No coal mining risk identified

Approximate Gross Internal Area 502 sq ft - 47 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.

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