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**Coldharbour Lane, London, SE5 | Offers In Excess Of £400,000**
**Call us today on 020 7708 2002**







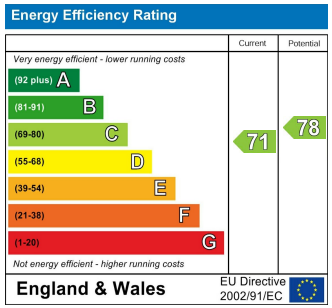


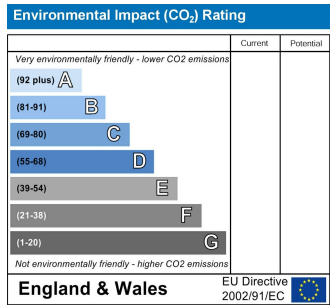






- Two Bedrooms
- Period Conversion
- Private Garden
- Lease Length: 143 Years Remaining
- Service Charge: As and When Required

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A two-bedroom ground floor period conversion with a private garden close to Loughborough Junction station and Kings College Hospital!

Internally you are presented with bright reception room with space for relaxing. Leading into the modern eat in kitchen with sleek handleless wall and base units, marble effect work tops and splash back and a built-in oven and hob. There is a private low maintenance garden which could be a great spot to plant your favourite herbs or dine al fresco in the warmer months. There are two bedrooms, the master bedroom is of a generous size with plenty of natural light and space for a king size bed and additional furniture. The second bedroom is well presented with views of the garden. The bathroom has a three piece suite complete with a shower over the bath, a WC and a sink with storage underneath and has been finished with large marble effect wall tiles.

The property is located 0.3 miles away from King's College Hospital and 0.5 miles from the award-winning Ruskin Park. Loughborough Junction station is a 0.2 mile walk for the Thameslink line through the City and into St Pancras. You are just 0.6 mile walk from Denmark Hill station for fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington (via Shoreditch). Brixton underground station is 1 mile away, easily reachable by bus, offering the Victoria line. Coldharbour Lane and Denmark Hill are both serviced by a myriad of buses heading in every direction. Camberwell has recently become an exciting destination with an ever-growing number of Time-Out favourites amongst the independent bars, restaurants and art galleries. You will be spoilt for choice when it comes to entertainment, from delicious breakfasts and constantly changing art exhibitions at the South London Gallery, to evening cocktails and jazz at The Crypt.

Tenure: Leasehold
Council Tax band: B
Authority: London Borough of Lambeth
Lease length: 143 years remaining (Started in 2008 with a lease of 161 years.)
Ground rent: £25 per annum
Review period: Not subject to increase
Service charge: As and when required, split equally by the 3 flats in the building
Buildings Insurance: Approx £317.12 per annum
Construction: Standard construction
Property type: Flat, conversion
Number of floors in building: 3
Entrance on floor: Ground
Has lift: No
Over commercial premises: No
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: None
Public right of way through and/or across your house, buildings or land: No
Flood risk: No
History of flooding: No
Planning and development: None
Listing and conservation: None
Accessibility: Ground floor
Mining: No coal mining risk identified

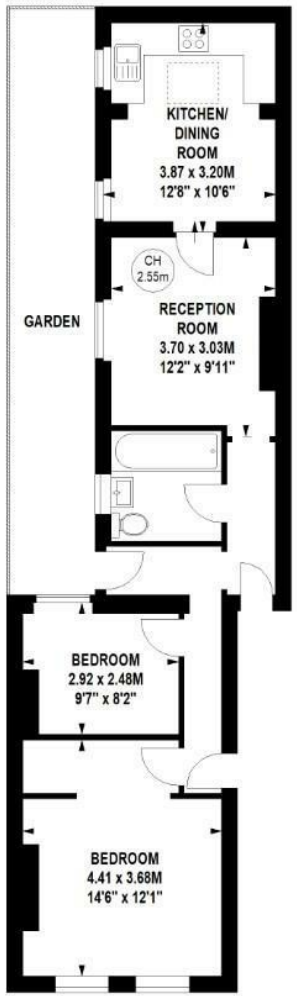
Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

# Coldharbour Lane, SE5

Approximate gross internal area

58.43 sq m / 629 sq ft

Key :
CH - Ceiling Height




## Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.

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

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