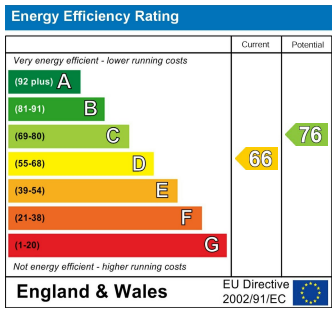
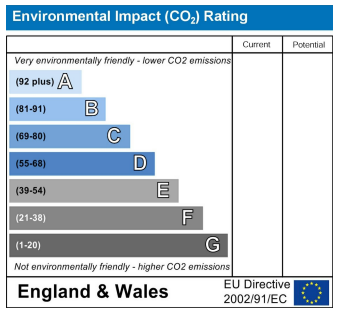
HUNTERS®

HERE TO GET *you* THERE

Coldharbour Lane, London, SE5 | £350,000
Call us today on 020 7708 2002

- One Bedroom
- Period Conversion
- Well Presented Throughout
- Share of Freehold
- Lease Length: 175 Years Remaining





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A bright top floor one bedroom period conversion in a great location for Kings College Hospital and Loughborough Junction station!

Internally you are presented with a light and well-presented open plan reception room. The large windows fill the room with natural light, and the feature fireplace and wooden floors give the room period charm. The modern and sleek kitchen area has white high gloss handleless wall and base units with contrasting work tops and a built-in oven and hob. The bedroom has carpeting and neutral décor with plenty of space for a king size bed and benefits from built in wardrobes. The stylish 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 localised grey wall tiling and a pattern floor tile. The sash windows to the front of the property have recently been replaced and the property is double glazed throughout.

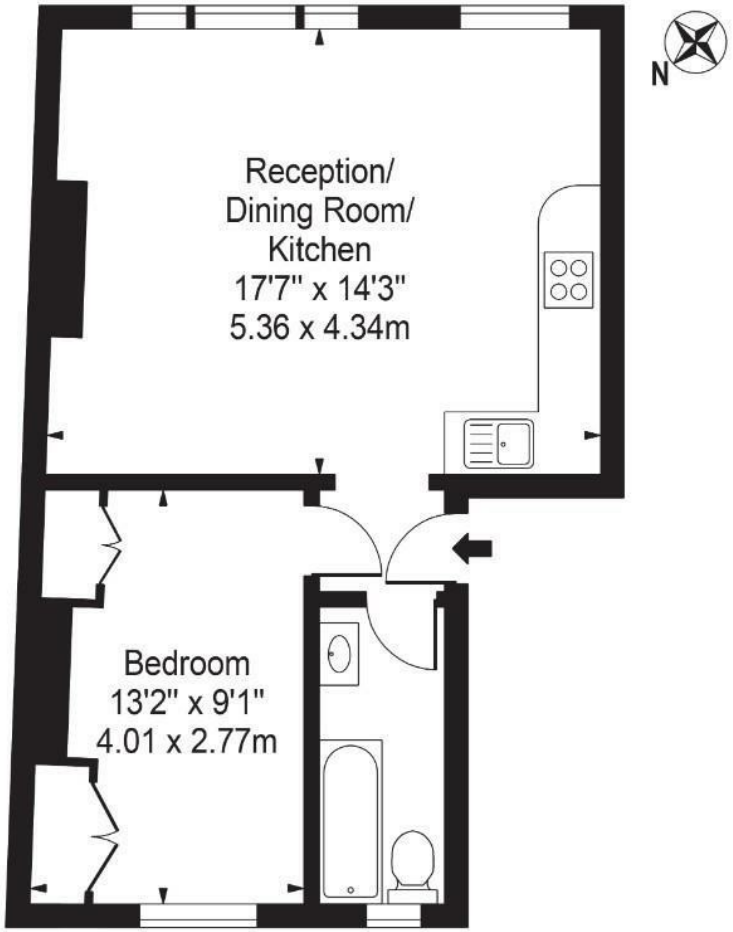
The property is located 0.4 miles away from King's College Hospital and 0.5 miles from the award-winning Ruskin Park. Loughborough Junction station is a 0.1 mile walk for the Thameslink line through the City and into St Pancras. You are just 0.7 mile walk from Denmark Hill station for fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington (via Shoreditch). Brixton underground station is 0.9 miles 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: Share of Freehold
Council Tax band: C
Authority: London Borough of Lambeth
Lease length: 175 years remaining (Started in 2012 with a lease of 189 years.)
Ground rent: Not payable
Service charge: Maintenance or communal costs payable as when required
Building insurance: £300 per annum
Construction: Standard construction
Property type: Flat, conversion
Number of floors in building: 4
Entrance on floor: 1
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: Yes - 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.

Coldharbour Lane, SE5

Approx. Gross Internal Area 428 Sq Ft - 39.76 Sq M



Second Floor

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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