



**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

Coldharbour Lane, London, SE5 | Guide Price £275,000 to £300,000  
Call us today on 020 7708 2002



- One Bedroom
- Purpose Built
- Allocated Parking
- Close to Kings College Hospital
- Lease Length: 177 Years Remaining
  - Ground Rent: £10 PA
  - Service Charge: £2,688.36 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	79

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Guide Price £275,000 - £300,000!

A bright one-bedroom purpose built flat with allocated parking close to Kings College Hospital and Ruskin Park!

Internally you are presented with a good-sized reception room with large windows and plenty of space for relaxing and for a dining table and chairs and is finished with a feature wall and carpets. The kitchen is off the reception room and has a good range of wood effect wall and base units, contrasting work tops, a built-in oven and hob and neutral floor tiles. The bedroom has ample space for a double bed and for additional furniture and carpets. There is a modern bathroom with a three-piece suite, complete with a shower over the bath, a WC and a sink with storage underneath, finished with white localised wall tiling and contrasting floor tiling. The property further benefits from plentiful hallway storage in the flat and an external cupboard on the 1st floor for bulky items and an allocated parking space.

The property is 0.5 miles from Denmark Hill Station for fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington (via Canada Water and Shoreditch). Loughborough Junction station is 0.4 miles away offering Thameslink services into King's Cross/St Pancras. Kings College Hospital is only a 0.2 mile walk away. Camberwell is a major bus hub with routes all over the city. There are several great parks in the area, including the award winning Ruskin Park (0.4 miles away). Camberwell, famous for its art scene, is home to an ever-growing number of independent restaurants, cafes and bars. Brixton is a couple of stops on the bus and needs little introduction as one of London's top foodie havens with amazing music venues and boutique shops.

Tenure: Leasehold

Council Tax band: A

Authority: London Borough of Southwark

Lease length: 177 years remaining

Ground rent: £10 per annum

Review period: Not subject to increase

Service charge: £2,688.36 per annum

Construction: Standard construction

Property type: Flat

Number of floors in building: 7

Entrance on floor: 2

Has lift: Yes

Over commercial premises: No

Parking: Allocated parking space

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Non-standard central heating through ceiling

Building safety issues: None

Lease restrictions: Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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

Flood risk: Low

History of flooding: No

Planning and development: None

Listing and conservation: None

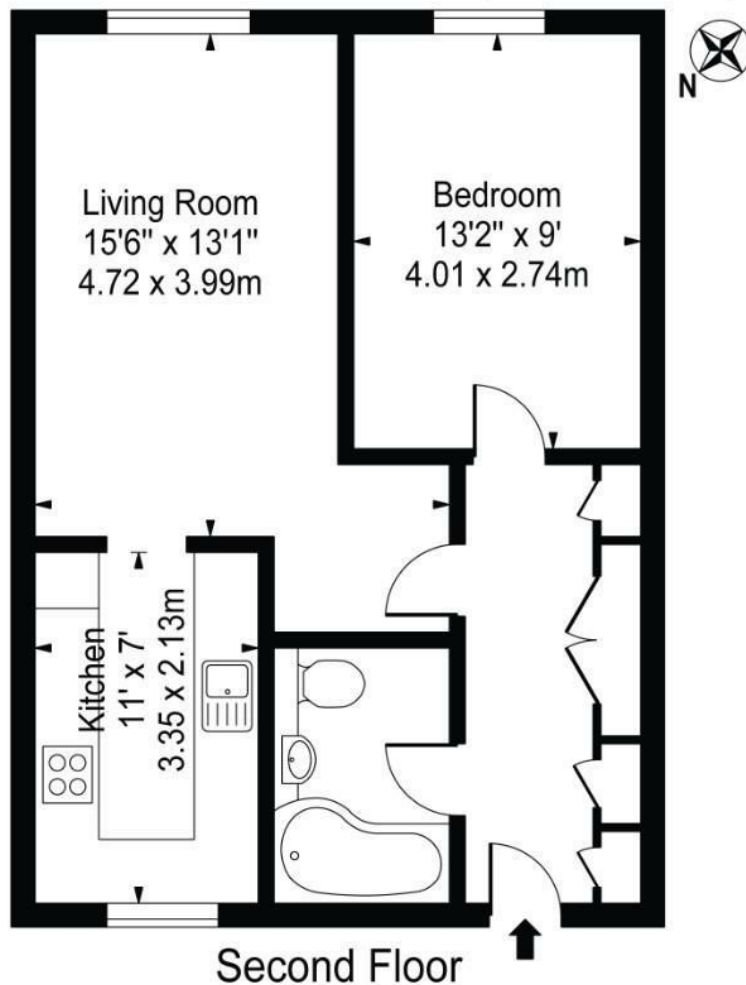
Accessibility: Ramped access, lifts

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.



Mirlees Court,  
Coldharbour Lane, SE5 9QW  
Approx. Gross Internal Area 518 Sq Ft - 48.12 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://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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