

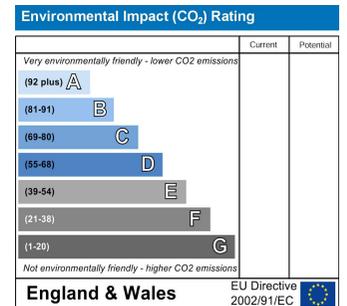
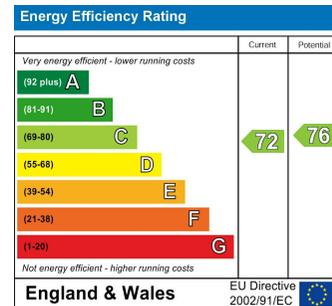


**HUNTERS**<sup>®</sup>  
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Flaxman Road, London, SE5 | Guide Price £400,000  
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- Three Bedrooms
- Purpose Built Flat
- Front and Rear Garden
- Lease Length: 90 Years Remaining
- Ground Rent: £10 PA (Not subject to increase)
- Service charge: £1,800 PA



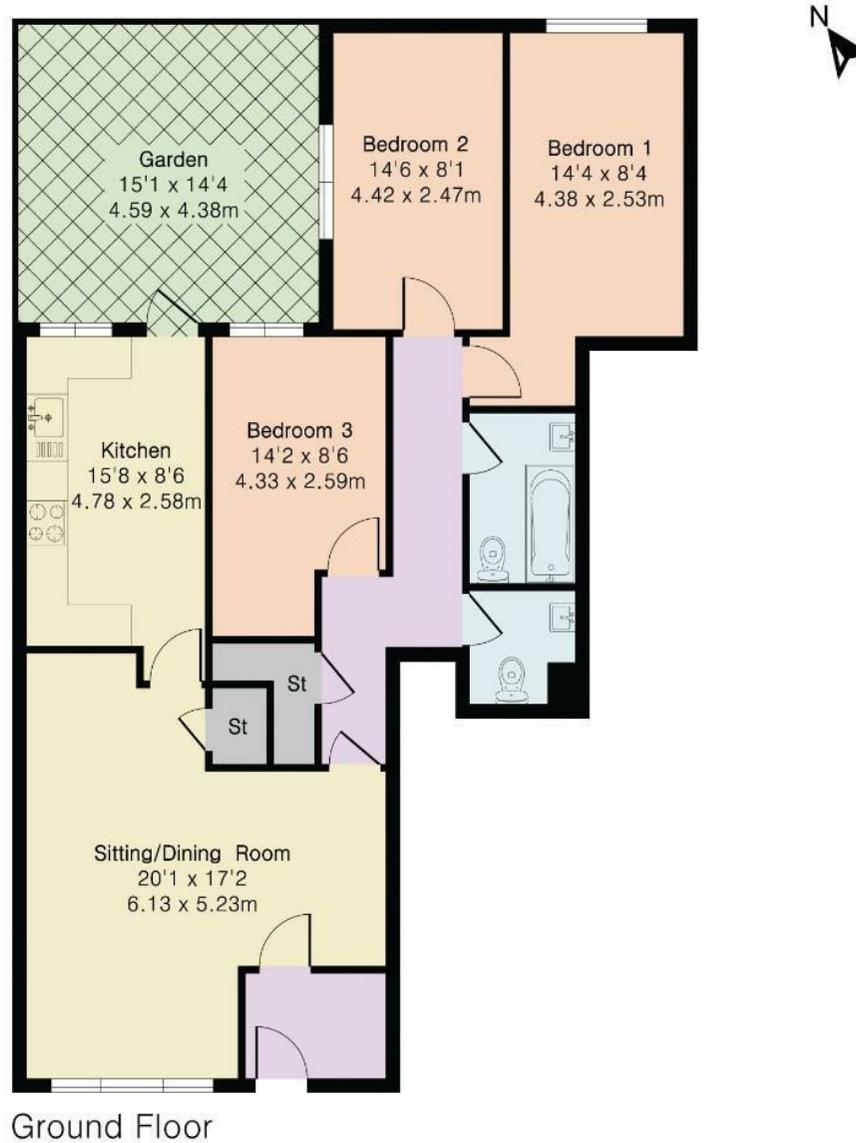
A ground floor three-bedroom purpose built flat with a garden to front and rear near to Loughborough Junction station! Chain Free Must be seen

Internally you are presented with a generously sized living area, with space for relaxing and for a dining table. There is large floor to ceiling windows, and the room has been finished with neutral décor and wood effect flooring. There is a kitchen with a range of wall and base units, a built-in oven and hob, a tiled splash back and direct access to the low maintenance garden, where you can dine al fresco. There are three bedrooms all with space for a double bed and additional furniture. You'll find a family bathroom with a three-piece suite, complete with a shower over the bath, WC and a sink. There is also an additional WC for added convenience. The property further benefits from built in storage.

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: C  
Authority: London Borough of Lambeth  
Lease length: 90 years remaining (Started in 1990 with a lease of 125 years.)  
Ground rent: £10 a year (Not subject to increase)  
Service charge: £1,800 a year  
Construction: Standard construction  
Property type: Other build form, Maisonette  
Number of floors: 1  
Entrance on floor: 1  
Has lift: No  
Over commercial premises: No  
Parking: Permit parking  
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  
Heating: Mains gas-powered central heating is installed.  
Building safety issues: No  
Rights and easements:  
Here is a summary but a property lawyer can advise further:- The property benefits from any rights and easements granted by the lease, such as access to shared areas or services, and is subject to any rights reserved by the landlord or previous owners, such as the right for neighbours to use existing drains or for the landlord to develop nearby land even if it affects light or air to the flat.  
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 989 sq ft - 92 sq m



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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