



HUNTERS[®]
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Vaughan Road, London, SE5 | Guide Price £250,000
Call us today on 020 7708 2002



- One Bedroom Flat
- Victorian Conversion
- Close to Kings College Hospital
- Lease Length: 101 Years Remaining
- Building Insurance: £265 PA approx
- Ground Rent: £300 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	70 76

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	

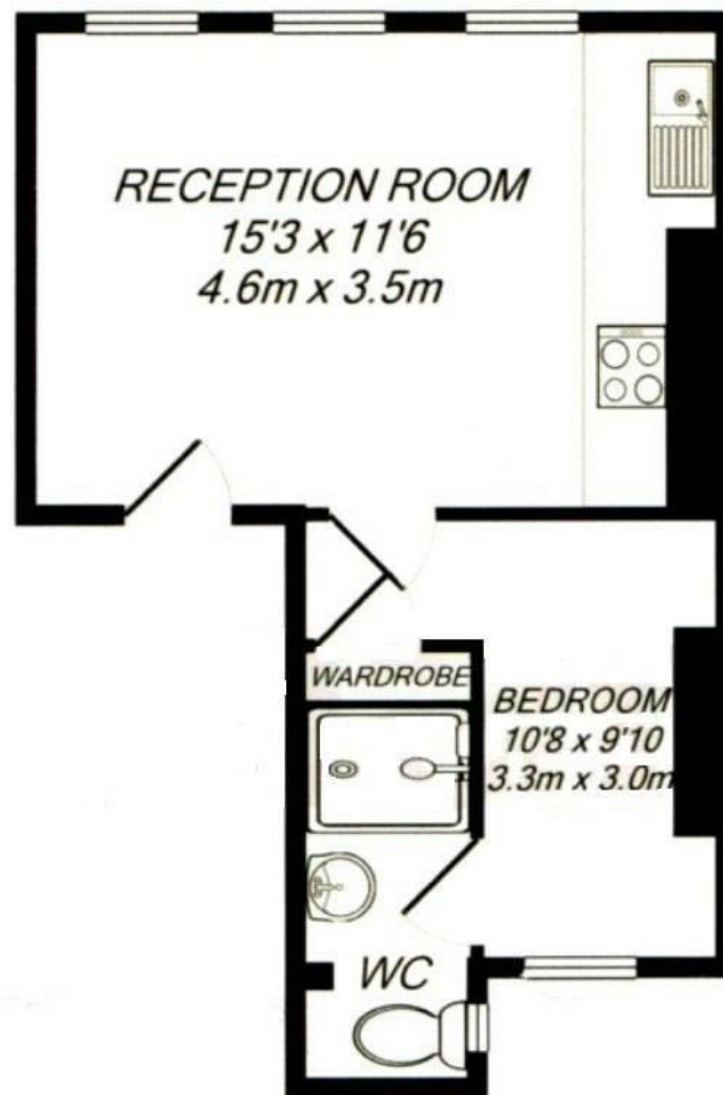
A one-bedroom flat in a Victorian conversion situated on a popular road near to Loughborough Junction station!

Internally you are presented with a good-sized open plan reception room that has three windows keeping the space bright with natural light. The modern kitchen area has cream wall and base units and wood effect work top, a built-in oven and hob and a white tiled splash back. The bedroom benefits from built in storage and off the bedroom you'll find the ensuite shower room. The shower room has a shower cubicle, a WC, a sink and a heated towel rail and has white wall tiling and contrasting floor tiling.

Vaughan Road is located on the quiet roads behind King's College Hospital (0.4 miles away) and 0.4 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 0.7 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). 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: 101 years remaining (Started in 2002 with a lease of 125 years.)
Ground rent: £300 per annum
Review period: Doubling every 25 years (Next review 2028)
Building Insurance: £265 per annum approx
Construction: Standard construction
Property type: Flat
Number of floors in building: 3
Entrance on floor: 2
Has lift: No
Over commercial premises: No
Parking: On street, permit required
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: Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to an 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: 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.



TOTAL APPROX. FLOOR AREA 293 SQ.FT. (27.2 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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