

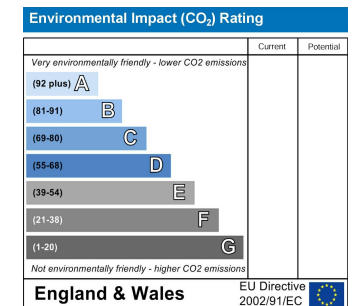
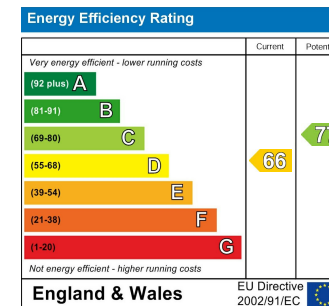


HUNTERS[®]
HERE TO GET *you* THERE

Coleman Road, London, SE5 | Guide Price £450,000
Call us today on 020 7708 2002



- One Bedroom Flat
- Period Conversion
 - Garden
- Modern Kitchen and Bathroom
- Lease Length: 109 Years Remaining
- Service Charge: £2,132.57 PA
- Ground Rent: £200 PA



A characterful and spacious one-bedroom period conversion flat with a garden located on a popular road in Camberwell!

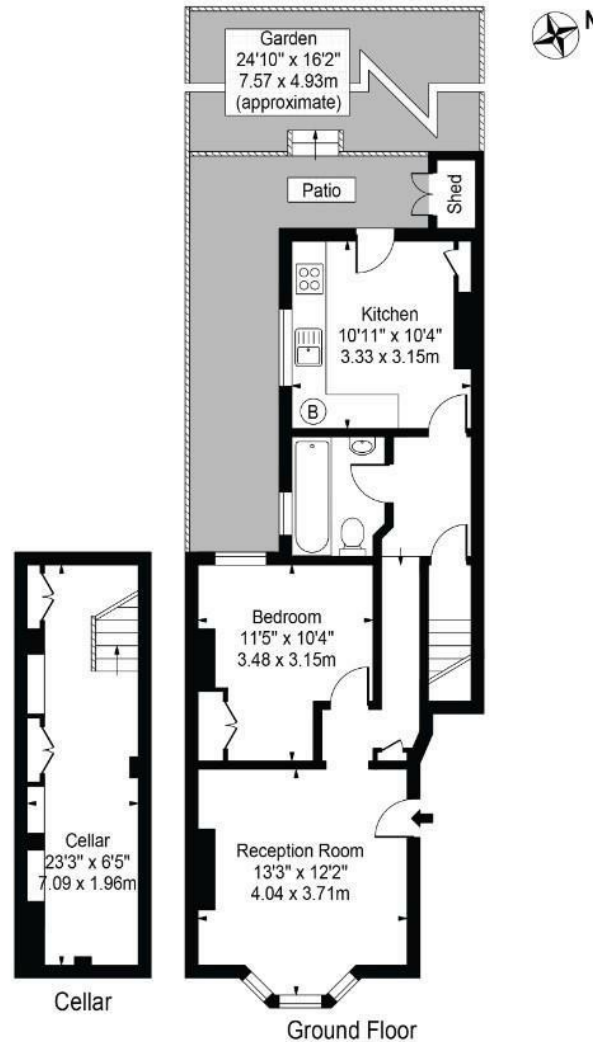
Internally you are presented with a good-sized reception room, with a bay window offering plenty of natural light and a feature fireplace to add character. The bedroom has plenty of space for a bed and additional furniture and benefits from a built-in wardrobe. To the rear you have a chic and stylish eat-in kitchen, with white wall and base units, butchers block work tops and an integrated oven and hob. There is space for a small dining table and chairs, and the kitchen opens into the garden. The garden is paved with a variety of established plants and trees, a great spot to dine al fresco or entertain guests with a BBQ. The modern bathroom has a three-piece suite complete with a shower over the bath, a sink and a WC and has trendy geometric floor tiles with contrasting white wall tiling. The property has wood style flooring throughout and neutral décor and benefits from access to a storage cellar.

Southampton Way is at the end of the street for frequent buses that whisk you to Elephant & Castle (1.6 miles). From here you can hop onto the Northern line, Bakerloo line, overland rail services and a myriad of bus routes that connect you to the whole of the city. Nestled between Camberwell and Peckham you are spoilt for choice when it comes to entertainment. Camberwell has long been known for its artistic connections and every year sees welcome additions to the string of acclaimed independent galleries, restaurants, and cafes. Burgess Park (0.2 miles) is at the end of the road and has a gorgeous lake, tennis courts and sports facilities.

Tenure: Leasehold
Council Tax band: B
Authority: London Borough of Southwark
Lease length: 109 years remaining (Started in 2010 with a lease of 125 years.)
Ground rent: £200 per annum
Review period: Not subject to increase
Service charge: £2,132.57 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 2
Entrance on floor: Ground
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: The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
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.

Coleman Road, SE5 7TG
Approx. Gross Internal Area 671 Sq Ft - 62.34 Sq M
(Excluding Shed)



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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