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Coleman Road, London, SE5 | Offers In Excess Of £625,000
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- Victorian Terraced House
- Two Double Bedrooms
- Double Reception Room
- South Facing Garden
 - Conservatory
- Close To Burgess Park

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		

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 Charming Two Bedroom, Victorian House on a popular residential road— with a South Facing Garden.

Enter via a walled front garden which has space to add a bike store. Internally you are presented with a reception/dining room, offering ample space to relax and entertain guests, finished with carpeting, neutral décor, and a feature fireplace adding additional character. The kitchen has an extensive range of wall and base units, complimentary worktops, space for plumbing and white goods, and access to the conservatory. The conservatory rolls out onto a generously sized garden through double-doors is a lovely spot to enjoy your morning coffee. The garden is spacious allowing space for your favourite plants and herbs, with a separate outbuilding at the bottom of the garden, which could be converted into a convenient home office. Heading back through the property, you will find the three-piece bathroom suite, adjacent to the kitchen, finished with white tiling, a sink, a toilet, and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash. Upstairs on the first floor there are two double bedrooms, both with built in storage, carpets and neutral décor.

Southampton Way is at the end of the street for frequent buses that whisk you to Elephant & Castle. 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. The Bakerloo line extension, when built will be a pleasant walk across Burgess Park. 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 is at the end of the road and has a gorgeous lake, tennis courts and sports facilities. If you enjoy a weekend stroll head through the park and eastwards to Maltby Street Market and historic Rotherhithe or take advantage of the cultural delights on offer at Waterloo and the Southbank.

Tenure: Freehold

Council Tax band: D

Authority: London Borough of Southwark

Construction: Standard construction

Property type: Mid-terrace, House

Floorplan: To be provided

Parking: None

Disabled parking: Yes

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Building safety issues: No

Rights and easements

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

Flood risk: Yes

River and sea flooding risk: Very Low; Surface water flooding risk: Medium;

Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely

History of flooding: No history of flooding has been reported.

Coastal erosion risk: No

Planning and development: No

Listing and conservation: No

Accessibility: None

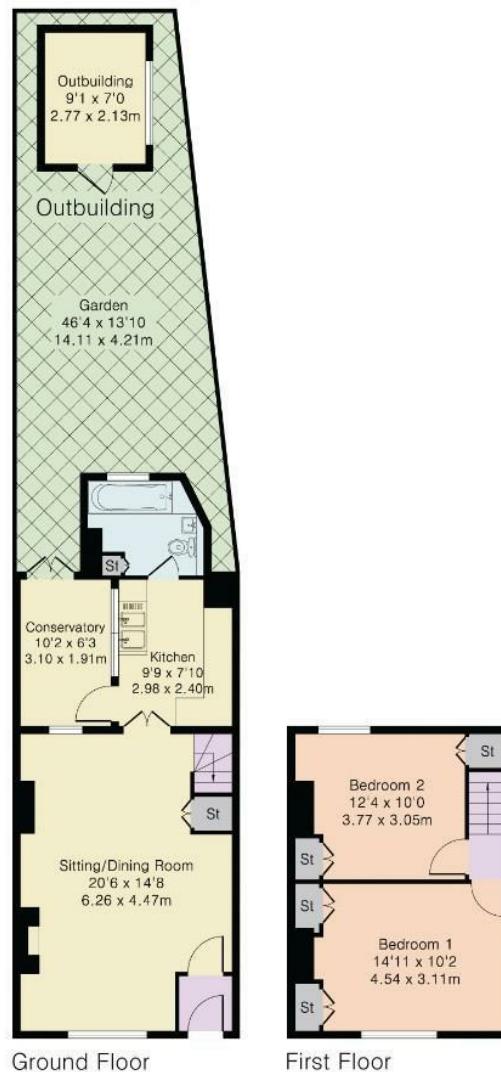
Coalfield or mining: No coal mining risk identified

Approximate Gross Internal Area 875 sq ft - 81 sq m

Ground Floor Area 510 sq ft - 47 sq m

First Floor Area 301 sq ft - 28 sq m

Outbuilding Area 64 sq ft - 6 sq m



Ground Floor

First Floor

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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