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Laurel Mews, London, SE5 | Offers In Excess Of £550,000
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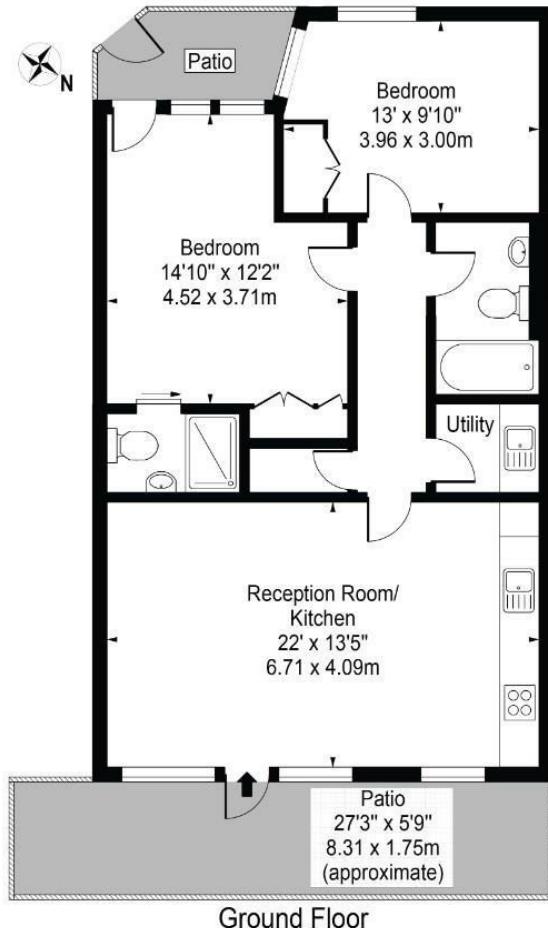
- Two Bedroom
- Gross Internal Area 73m²
- 112 Years Left On Lease
- £300 Ground Rent
- £300 Service Charge PA
- Tax Band D
- EPC Rating D

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		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	

Laurel Mews, SE5 9BA

Approx. Gross Internal Area 787 Sq Ft - 73.11 Sq M



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.

Sleek and stylish two double bedroom apartment with generously proportioned rooms, internally it is 73m2 and has a front and rear patio.

There is secured access to The Mews and the apartment is on your right. As you enter the property you are greeted by a spacious reception room which is 6.7metres wide, a great entertaining space that will comfortably accommodate a large table and chairs and still have a generous reception area. The room is awash with natural light, thanks to the floor to ceiling windows and a door that virtually span the full width of the building. The wide oak flooring adds a touch of elegance to the space and contrasts beautifully with the chic white flat-fronted units in the kitchen. The kitchen is well-equipped with ample storage and smart composite worktops. The appliances are fully integrated, including an oven, hob, and dishwasher. A convenient utility cupboard can be found off the hallway, which is fitted with the washing machine and a sink area, providing extra practicality and functionality. The hallway also leads to a family bathroom and features a three-piece bathroom suite finished with matt porcelain tiling, a chrome heated towel rail, and a generously sized inset mirror.

The property has two double bedrooms, both of which feature built-in storage and the same oak flooring found and neutral décor found in the reception room. The master bedroom is a great size and benefits from a stylish en-suite bathroom with a large shower cubicle, trendy cube taps, a sink, and an integrated W.C. The rear patio is also accessed from the master bedroom, it is a lovely private space with space for seating and black bamboo provides a pleasant screen. There is an additional garden to the front, which sets the property back from the road.

Harbour road sits on the edge of Camberwell, bordering Brixton. Brixton tube station (Victoria line) is less than 1.5km, Loughborough Junction station (Thameslink) is 0.3km and Denmark Hill station is a 1km walk through Ruskin Park, with services fast to Victoria, the South-East coast and the Overground between Clapham Junction, Highbury and Islington via Shoreditch. Coldharbour Lane has a wealth of bus routes taking you across London. Camberwell is well known for its art scene and has an ever-growing number of cafes, galleries, bars, and restaurants that attract a real buzz on the weekend. Brixton is now one of London's hottest nightspots and a real foodie haven. Eat cuisine from every corner of the globe before heading out for cocktails, and no need for a taxi home!

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.