

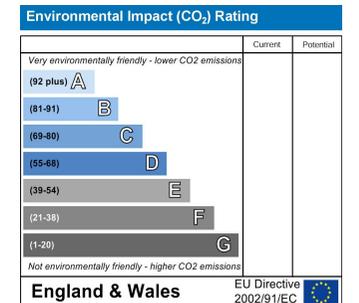
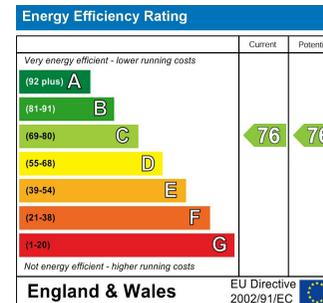


**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Flaxman Road, London, SE5 | Guide Price £385,000  
Call us today on 020 7708 2002



- Three Bedrooms
  - Purpose Built
  - Front and Rear Garden
- Lease Length: 89 Years Remaining
- Service Charge: ££2,236.66 PA
- Ground Rent: £10 PA (Not Subject to Increase)



A three-bedroom purpose built flat with both a garden to the front and the rear, near to Loughborough Junction station!

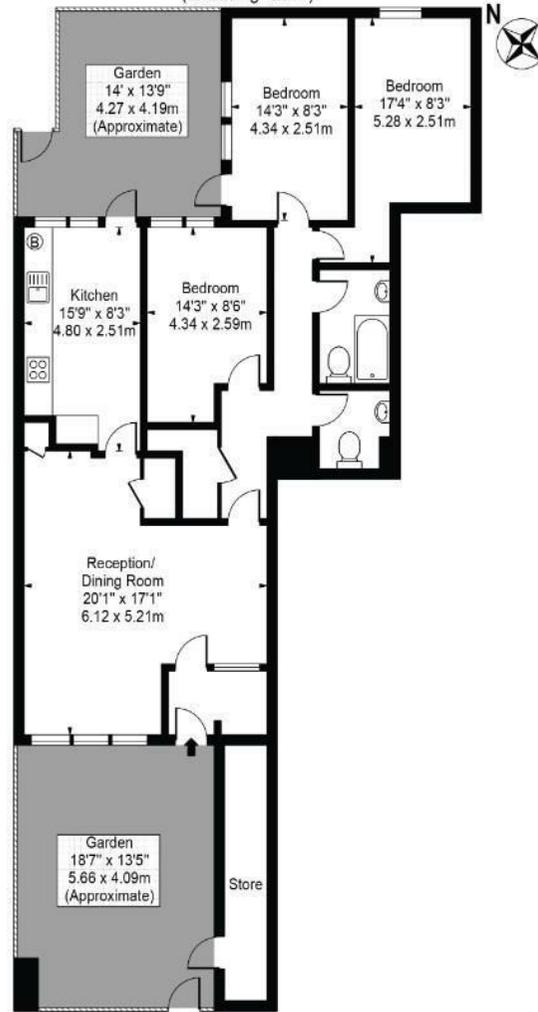
Internally you are presented with a generously sized reception room with plenty of space for relaxing and for a dining table and chairs, and the floor to ceiling window offer plenty of natural light. The kitchen has wood effect wall and base units, granite effect work tops, a neutral tiled splash back and floor and a built-in oven and hob. There are two good sized gardens, both low maintenance patios that could be a great space for dining alfresco in the warmer months or planting a herb garden. There are three double bedrooms, all with space for a bed and additional furniture. The bathroom has a three-piece suite, complete with a shower over the bath, a sink and WC and there is a separate guest WC for added convenience. The property further benefits from built in storage cupboards and small lobby area for coat and shoe storage.

Your nearest train station is Loughborough Junction (0.4 miles away) – for connections to Kings Cross and Thameslink Services. Or walk down to Coldharbour Lane (0.4 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: 89 years remaining (Started in 1990 with a lease of 125 years.)  
Ground rent: £10 a year (Not subject to increase)  
Service charge: £2,236.66 a year  
Construction: Standard construction  
Property type: Purpose built, flat  
Number of floors: 1  
Entrance on floor: 1  
Has lift: No  
Over commercial premises: No  
Parking: Permit required  
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: None  
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

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.

Odin House,  
Flaxman Road, SE5 9DP  
Approx. Gross Internal Area 996 Sq Ft - 92.53 Sq M  
(Excluding Store)



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002  
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