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Coldharbour Lane, London, SE5 | Offers In Excess Of £400,000
Call us today on 020 7708 2002



- Two Bedrooms
- Open Plan Reception/Kitchen
 - Contemporary Bathroom
- Lease Length: 141 Years Remaining
- Ground Rent: £30 PA (Not subject to Increase)
- Service Charge: £1,924.00 PA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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		79	79
(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 classic 2-bed sanctuary tucked away in a sought-after mansion block between Brixton and Loughborough Junction. Boasting timeless architecture and immediate access to the best bars, eats, and beats in South London chain free

Internally you are presented with a spacious open plan reception room, with two large sash windows offering ample natural light. There is plenty of space for relaxing, and for a small dining table and chairs. The kitchen area lends itself for entertaining and has chic blue base units, complementary white worksurfaces, a built-in oven and hob and wall shelving for added storage. The room has wooden flooring and neutral décor. The main bedroom has plenty of space for a bed and additional furniture and benefits from built in storage. The room has a feature fireplace, two large sash windows, wooden flooring and neutral décor. The second bedroom is finished with the same wooden flooring and neutral décor found throughout. The bathroom is finished in a contemporary style, with a freestanding bath and overhead shower, a WC and a sink and has built in shelving.

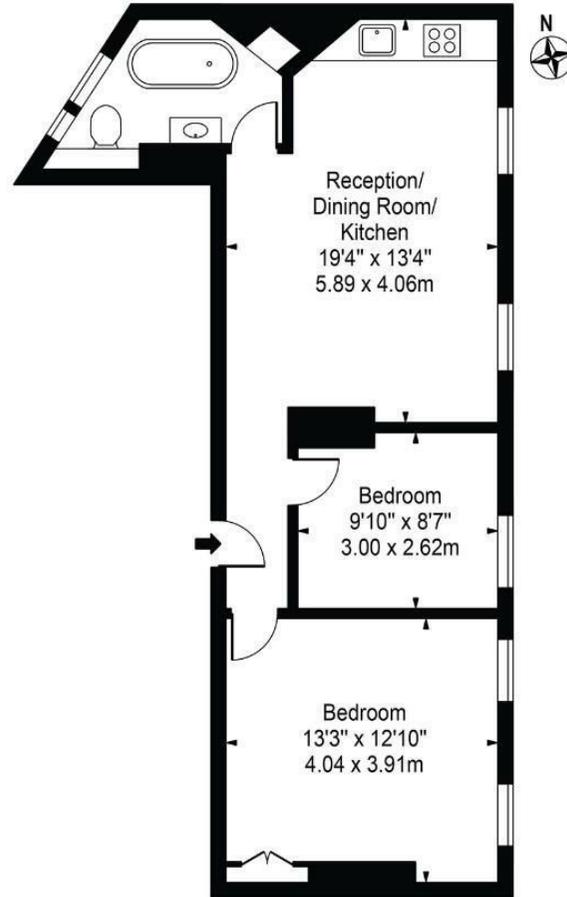
The property is a 0.5 mile walk from Denmark Hill and also 0.5 miles from Loughborough Junction Station for fast trains to Victoria, the City Thameslink line and the Overground between Clapham Junction and Highbury and Islington (via Canada Water and Shoreditch). Coldharbour Lane is in the heart of arty Camberwell, a flourishing area with plenty of restaurants, café bars, a leisure centre, swimming pool and Saturday farmers' market on Camberwell Green. On the weekends, take a walk through Ruskin Park with its tennis courts, café, lake and wild nature planting, or leafy Myatt's Field park with its state of the art play areas and boutique community café. Buses from Camberwell whisk you up to Oval (Northern line), Elephant & Castle (Bakerloo), right across the city and to all the major train stations.

Tenure: Leasehold
Council Tax band: C
Authority: London Borough of Southwark
Lease length: 141 years remaining (Started in 1977 with a lease of 189 years.)
Ground rent: £30 per annum
Review period: Not subject to increase
Service charge: £1,924.00 per annum
Construction: Standard construction
Property type: Flat
Number of floors: 3
Entrance on floor: 2
Has lift: No
Over commercial premises: Yes
Parking: None
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: None
Public right of way through and/or across your house, buildings or land: No
Flood risk: No
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.

Coldharbour Lane, SE5

Approx. Gross Internal Area 596 Sq Ft - 55.37 Sq M



Second Floor

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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