

HUNTERS®

HERE TO GET *you* THERE

Boundary Lane, London, SE17 2BH

ASKING PRICE Fixed Asking Price £875,000

Property Images



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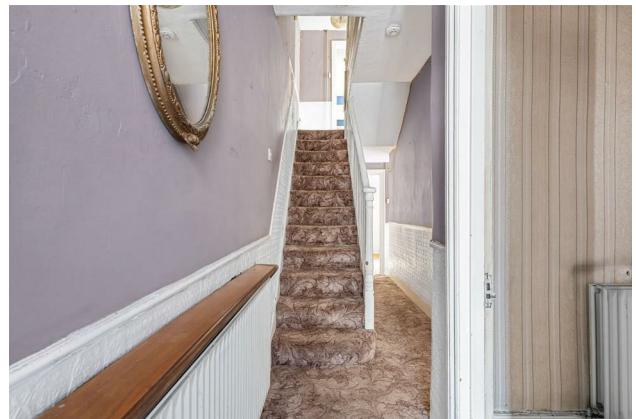
Property Images



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Approximate Gross Internal Area 1930 sq ft - 180 sq m

Ground Floor Area 698 sq ft – 65 sq m

First Floor Area 609 sq ft – 57 sq m

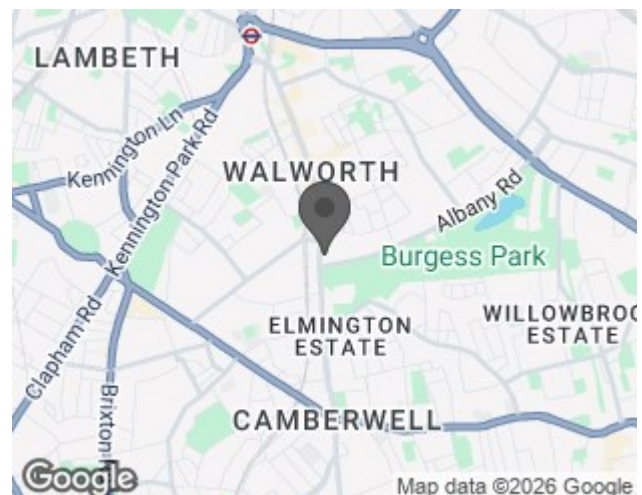
Second Floor Area 623 sq ft – 58 sq m



EPC

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	

Map



Details

Type: House Beds: 5 Bathrooms: 3 Receptions: 2 Tenure: Freehold

ASKING PRICE £875,000

FREEHOLD

CHAIN-FREE

New to the market is this rare opportunity to acquire a freehold spanning approximately 1930 sqft and spread over three floors, including a front and back garden. The property is a five-bedroom, three-bathroom, two reception room with two kitchens that both offer dining rooms. The property is a Period Property and benefits from original features such as high-ceilings, covings, fireplaces and bay windows.

Boundary Lane benefits from Direct Access to a Plethora of Shops, Restaurants and Amenities.

Features

• ASKING PRICE £875,000 • CHAIN-FREE • FREEHOLD • FIVE BEDROOMS • IDEAL LOCATION • THREE BATHROOMS • TWO SEMI-OPEN PLAN KITCHEN/DINING ROOMS • FRONT AND BACK GARDENS • In Proximity of Shops, Restaurants, Amenities • In Proximity of Schools and Transport Links, Parks and Green Spaces

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The first floor has a front garden leading to the entrance where you have two reception rooms to your right and as you move forward benefits from a kitchen with a semi-open plan dining room, a family bathroom and then a back garden.

The second floor offers two double bedrooms, the main one to the front of the property measure approximately 190sqft as well as another kitchen with a semi-open plan dining room and also another family bathroom.

The third floor also offers another three bedrooms – the one at the front offering again another 190 sqft, one well-sized double bedroom and also a bedroom offering approximately 366 sqft. There is also another family bathroom.

Boundary Lane benefits from Direct Access to a Plethora of Shops, Restaurants and Amenities.

TRANSPORT LINKS

Elephant and Castle Station offers National Rail (Thameslink and Southeastern services). The station also offers Northern Line and Bakerloo service on the London Underground.

Kennington Station offers Northern Line services across both the Charing Cross and Bank branches.

Locally you have Westmoreland Road and Camira Street bust stops which via the 12, 35, 45, 68/N68, 148 and 171 offer direct access to many parts of Central London including London Bridge, Liverpool Street, Westminster, Victoria, Holborn and various other Central Locations.

For Cyclists you have the Santander Bikes from Burgess Park and the Cycle Superhighway.

SHOPS, RESTAURANTS AND AMENITIES

You have direct access to all of the restaurants and shops throughout Walworth Road, Camberwell and Elephant and Castle. The recently regenerated Elephant Park offers an abundance of boutique and family owned restaurants and coffee shops whilst Camberwell and Walworth Road offers your more traditional mix of restaurants and shops including many major supermarkets.

SCHOOLS

The Michael Faraday School:

Bullying is uncommon and dealt with swiftly by leaders, high aspirations for academic and personal development, positive outcomes in learning and a wide range of extra-curricular activities, strong relationships between staff and parents, supporting regular attendance and ambitious curriculum that reflects local context and diversity.

St Peter's Church of England Primary School:

Pupils are polite and respectful, positive working relationships between staff and pupils, pupils are taught about healthy relationships and diversity, high expectations of all pupils and a positive approach to behavior across the school.

John Ruskin Primary School and Language Classes:

Overall effectiveness of the school is outstanding, the quality of education provided is outstanding, behaviour and attitudes of the students are outstanding, personal development of the students is outstanding and Leadership and management of the school are outstanding.

PARKS AND GREEN SPACES

Burgess Park is very close and is a large regional park offering a large lake, sports courts, tennis facilities, a BMX track, and Chumleigh Gardens. Locally there is also Surrey Quay Park, Pasley Park and Nursery Row Park.

Early Viewing Highly Recommended.