

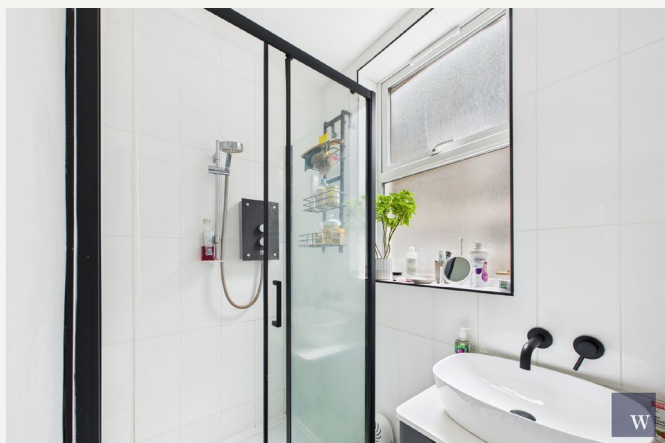


Loughborough Mansions, Coldharbour Lane, SW9

Offers IEO: £300,000 *Leasehold*

1 1 1

- One-bedroom period flat
- Separate reception room
- Recently fitted shower room and WC
- Bright kitchen and dining area
- Excellent transport links via Loughborough Junction
- High ceilings and sash windows
- Close to Brixton, Herne Hill, and Camberwell



Herne Hill

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MATERIAL INFO

Tenure: Leasehold

Term: 151 year and 1 months

Service Charge: £1225 per annum

Council Tax Band: B

EPC rating: C

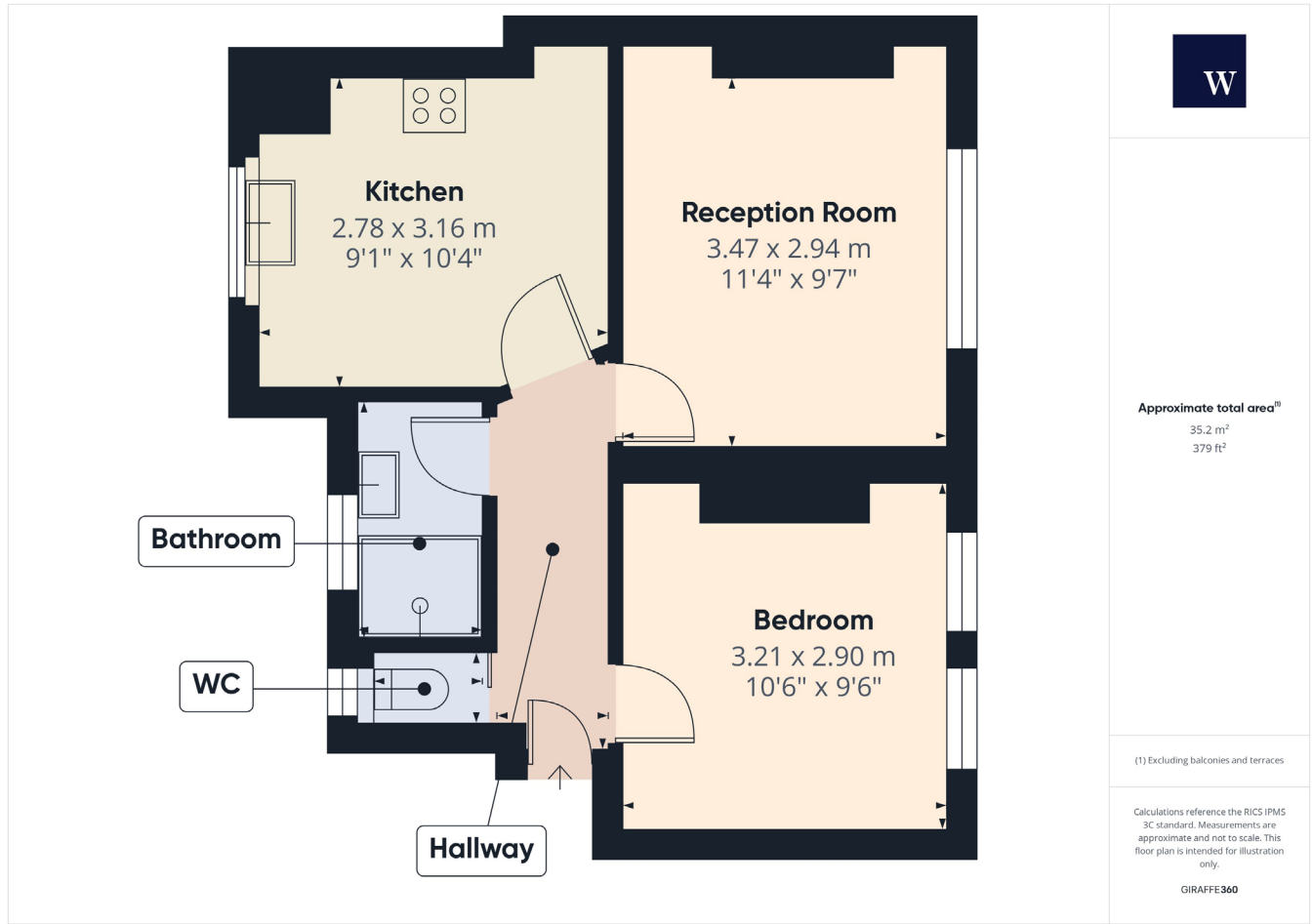
DESCRIPTION

Located within a striking period mansion block moments from Loughborough Junction, this well-presented one-bedroom flat combines classic charm with modern convenience in a highly accessible Zone 2 location.

The accommodation comprises a bright reception room currently used as a second bedroom, a generous double bedroom, a separate kitchen and dining area, and a recently refitted shower room with a separate WC. The home enjoys high ceilings, large windows, and a light, airy feel throughout, offering a practical layout ideal for both first-time buyers and investors alike.

Loughborough Mansions sits in a vibrant pocket of South London with excellent transport links — Loughborough Junction station (Thameslink) is just a short walk away, providing swift routes into Blackfriars, Farringdon, and St Pancras, while Brixton Underground and Herne Hill station are also nearby. Residents enjoy easy access to an array of cafés, restaurants, and green spaces including Brockwell Park and Ruskin Park.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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