

Paulet Road, London, SE5

£525,000 Leasehold

Winkworth are proud to present this newly converted three-bedroom garden flat, just a stone's throw from Myatts Fields. EPC Rating C.

LOCATION

Denmark Hill Overground Station is c. 0.7 miles (National Rail with frequent trains to the City). Oval Underground Station is c. 1 mile (Northern Line). Brixton Overground/Underground Stations are c. 1.1 miles (National Rail & Victoria Line). Camberwell New Road (c. 0.2miles) is well served by a frequent bus service to Oval Underground Station and onwards into Central London & the City.

DESCRIPTION

This property is split level over the lower ground and raised ground floors, with a private garden at the rear.

Finished to a high spec, the property comprises :

- Three double bedrooms with space for free-standing storage
- A bathroom containing a bath, W.C. and sink with storage
- A shower room with W.C.
- A large open plan kitchen reception room
- A modern kitchen with integrated electric hob and oven below
- An additional guest W.C.
- A private rear garden.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - £250.00 per annum

Service Charge - £1,000.00 per annum

Council Tax Band - C

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating

Sewerage – mains connected

Broadband – Ultrafast full fibre broadband available

LOCAL AUTHORITY

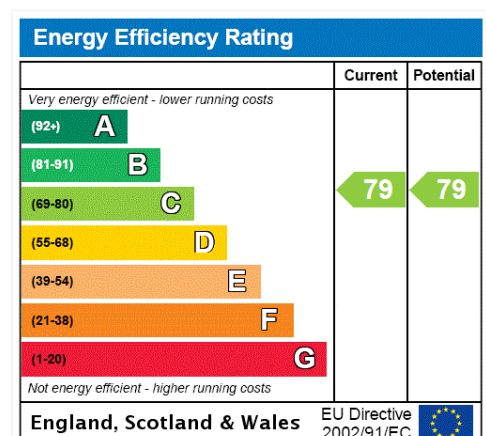
Lambeth

TENURE

Leasehold – 250 years

DIRECTIONS

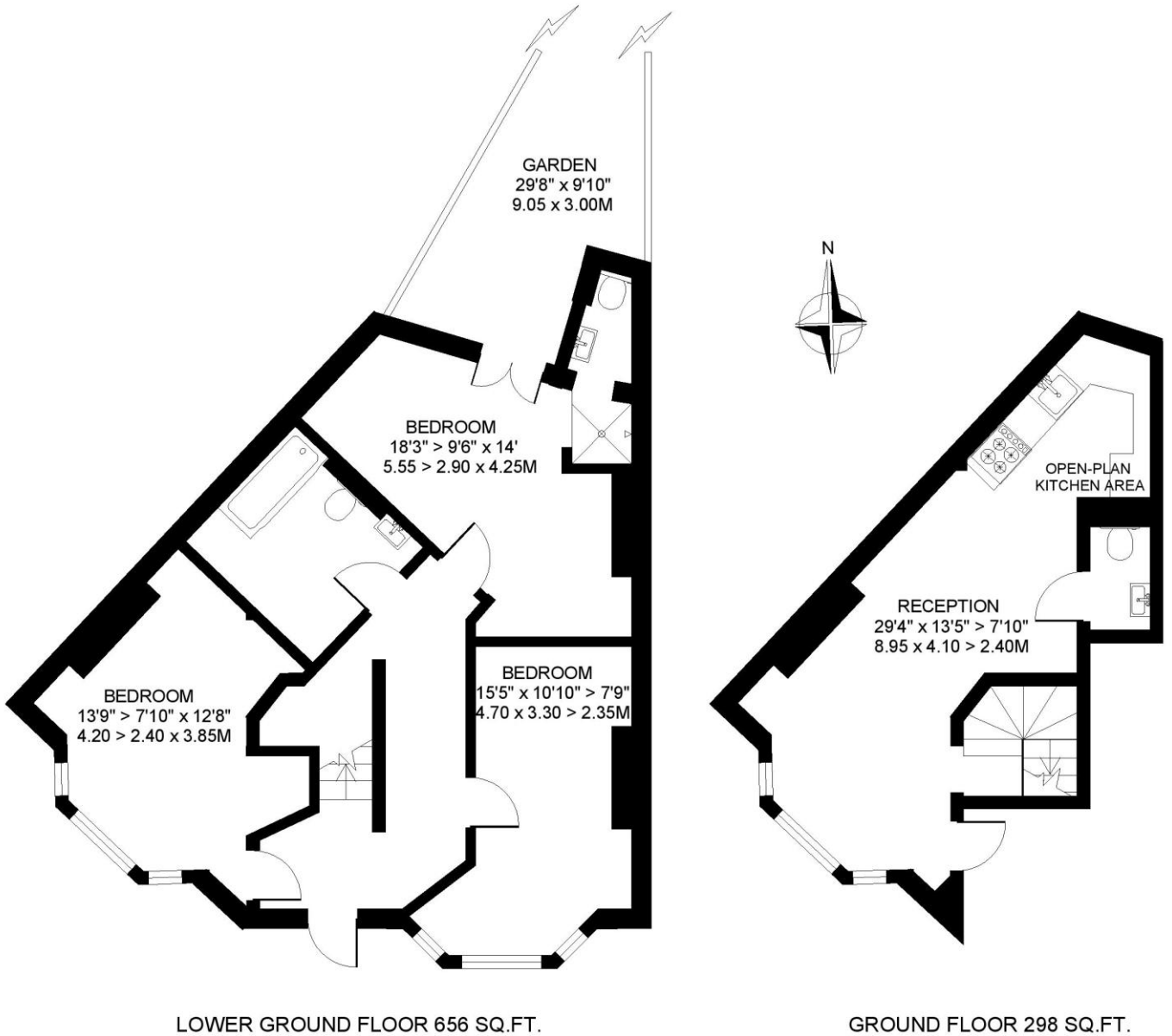
Paulet Road is situated close to Myatt's Field Park, between Denmark Road and Knatchbull Road. This location has increased in popularity over last few of years; the idyllic park received lottery funding, and this has definitely raised its status and provided a wonderful range of facilities such as landscaped areas, tennis courts, an original bandstand and a lovely cafe.





PAULET ROAD. SE5
3 BEDROOM FLAT

Approximate gross floor area
954 SQ.FT. / 88.6 SQ.M.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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