



## Coldharbour Lane, London, SE5

£399,950 *Leasehold*

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A well-presented two-bedroom flat on the first floor of a Victorian conversion. Located on Coldharbour Lane, it offers excellent access to local amenities, transport connections into central London, and the vibrant areas of Camberwell and Brixton. EPC rating B

### KEY FEATURES

- Abundance of natural light
- Excellent transport links
- Near the heart of Brixton
- Open plan kitchen reception room



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## DESCRIPTION

Upon entering this first-floor flat, you are greeted by a spacious and well-lit hallway that serves as the central circulation point, offering direct access to all rooms.

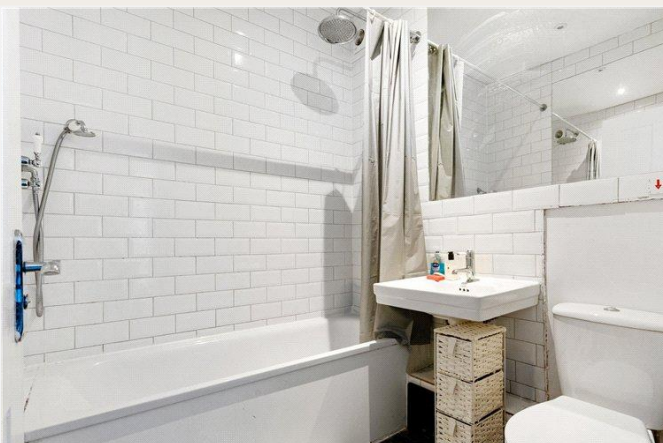
The generous width and natural light create an open feel, further complemented by practical storage space integrated throughout the entrance area.

Situated to the left of the hallway is the kitchen and dining area, which provides a versatile and functional space. The kitchen is fitted with a range of wall and base units providing ample cupboard storage and is equipped with integrated appliances including an electric hob, oven, and fridge freezer. The layout is further enhanced by an abundance of counter space, offering significant room for food preparation and household utility.

The kitchen flows seamlessly into the open plan living room, creating an interconnected social heart of the home. This entire space is illuminated by large, double-glazed sash windows, which flood the room with a wealth of natural light and emphasize the sense of space within the open-plan configuration.

Both bedrooms are generously sized and benefit from double-glazed windows that allow for a great amount of natural light while being offset from the road to increase privacy. Each room comfortably accommodates a double bed along with a combination of both built-in and freestanding furniture.

The bathroom is a clean, white-tiled space complete with a bath and overhead shower, a W.C., and a washbasin. A large wall mirror further opens the room, enhancing the sense of space and light within the suite.







## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 125 years from 1 January 2014 (113 years and 0 months)

**Service Charge:** £1,551 per annum

**Ground Rent:** £350 per annum (to be increased by £250 every 25 years, next in January 2039)

**Local Authority:** Lambeth

**Council Tax Band:** C

**EPC rating:** B

## PARKING

Residents parking permit available from the Lambeth council

## UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains

Broadband – ultrafast

## LOCATION

Ideally located on Coldharbour Lane, this property is perfectly positioned between Brixton, Camberwell, and Herne Hill. Residents benefit from exceptional transport links, providing rapid access to Central London. The area offers a vibrant mix of independent cafes and creative hubs, with the green spaces of Ruskin Park just a short walk away.

## DIRECTIONS

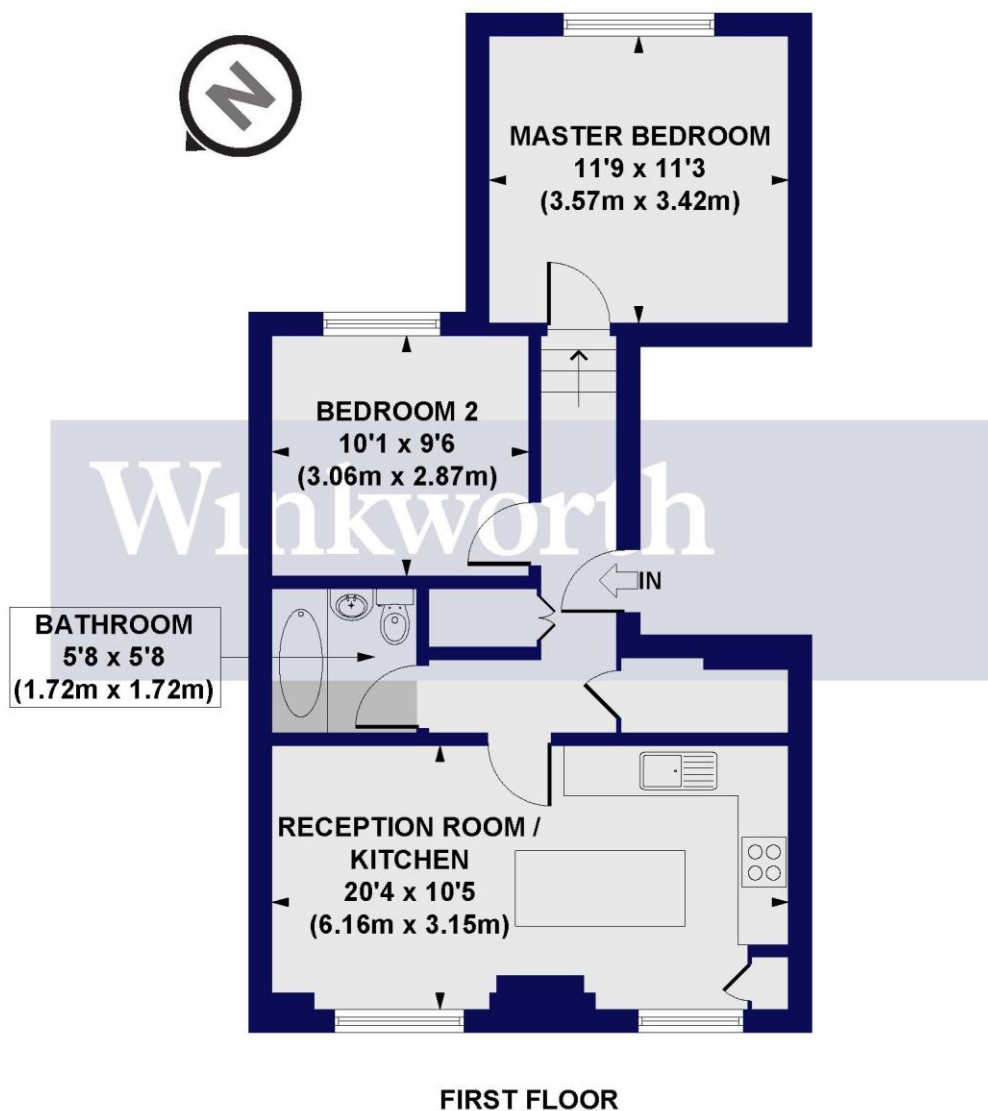
The flat is conveniently located on Coldharbour Lane, which is served by frequent bus routes. Loughborough Junction is approximately 0.1 miles away (overground). Denmark Hill station is also a short 0.4 miles away. For underground transport Brixton station is only 0.7 miles away (Victoria line).

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.

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

## Coldharbour Lane, SE5

Approx. Gross Internal Floor Area 582 sq. ft / 54.07 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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