



## Coldharbour Lane, London, United Kingdom, SE5

£650,000 Share of Freehold

Winkworth are proud to present this charming and very spacious three-bedroom split level period conversion, only a three-minute walk from Loughborough Junction.

## LOCATION

This Victorian period conversion flat on Coldharbour Lane is located just minutes from Loughborough Junction Rail Station not far from Camberwell Green and the delights of Camberwell Church Street. Similarly, venture into Brixton which offers a vast array of bars and restaurants to keep one occupied in the evenings.

## DESCRIPTION

This period conversion is set out over the first and second floor and is over 1000sqft. The first floor comprises a large reception room, bedroom, and separate kitchen. The reception room, situated towards the front of the property, is a fantastic space with a beautiful fireplace flanked by in-built storage and shelving. Complimented by wooden flooring and lovely cornicing, this room can easily accommodate two large sofas, a coffee table, and additional free-standing storage.

Next door is the first of three bedrooms, currently being used as a dining room however it is plenty big enough for a double bed and free-standing storage.

The kitchen is separate and has been finished to a very high standard, with smart grey cabinets and a white composite worktop. This kitchen also benefits from an abundance of storage and worktop space, as well as an integrated gas hob with extractor fan above and oven below, dishwasher, and fridge/freezer.

The second floor comprises two further bedrooms with the master at the front, a bathroom and an additional utility room with W.C.

The master bedroom is the same size as the reception room downstairs, stretching the full width of the property. Along one side of the room is space for a large amount of built-in storage, with a king-sized bed opposite, as well as room for additional storage.

The bedroom next door, although smaller in size, is still a great sized double with space for additional storage.

Off the landing is a large and immaculate bathroom comprising a walk-in shower, separate free-standing bath, sink with vanity mirror above and storage below, W.C., and heated towel rail.

Next to the bathroom is a utility room with an additional W.C., and space for a washing machine.

This property is eligible for a residents on street parking permit from the council.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Nil  
Ground Rent - Nil  
Council Tax Band - D

## UTILITIES

Electricity – mains connected  
Gas – mains connected  
Water – mains connected with meter  
Heating – gas central heating  
Sewerage – mains connected  
Broadband – superfast fibre

## LOCAL AUTHORITY


Lambeth

## TENURE

Share of Freehold - 999 years from 2 October 2015

## DIRECTIONS

Loughborough Junction station is approximately 0.1 miles away, with overground links to Blackfriars and beyond. Brixton Underground is around 0.8 miles away, offering Victoria Line and Overground Services. Alternatively, jump on a London bus into the City and West End.

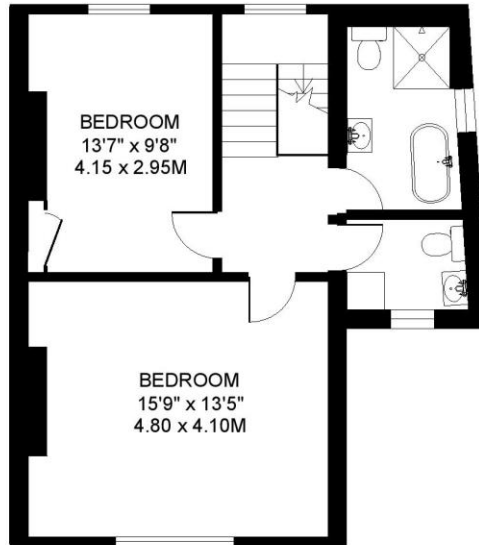
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



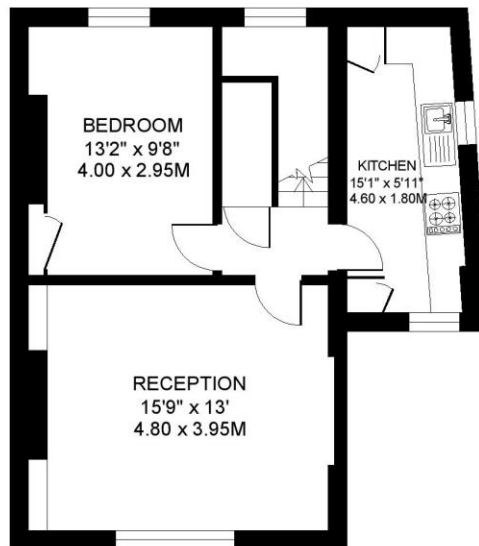


COLDHARBOUR LANE SE5  
3 BEDROOM FLAT

Approximate gross floor area  
1041 SQ.FT. / 96.7 SQ.M.



SECOND FLOOR 537 SQ.FT.



FIRST FLOOR 504 SQ.FT.

*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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