

FLAXMAN ROAD, CAMBERWELL, SE5 LEASEHOLD OFFERS IN EXCESS OF £700,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length: Being extended to 999 years

Service Charge: n/a

Ground Rent: n/a

FEATURES

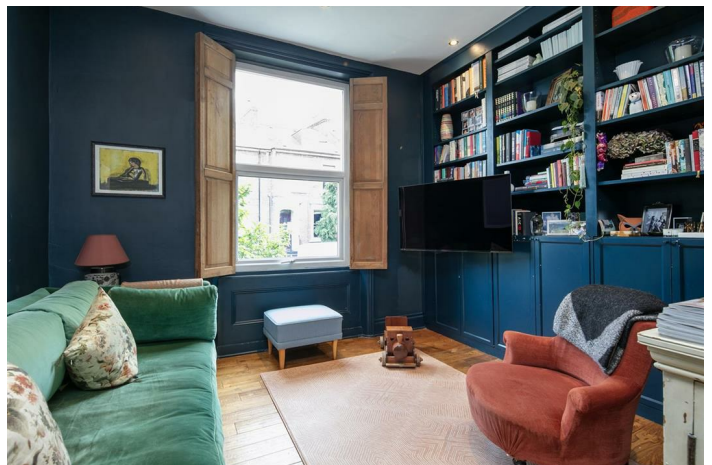
Split Level

Private Leafy Rear Garden

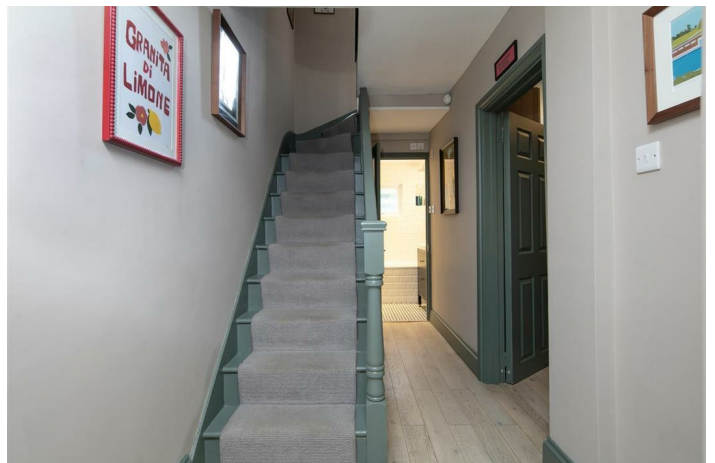
Two Fabulous Double Bedrooms

Amazing Storage

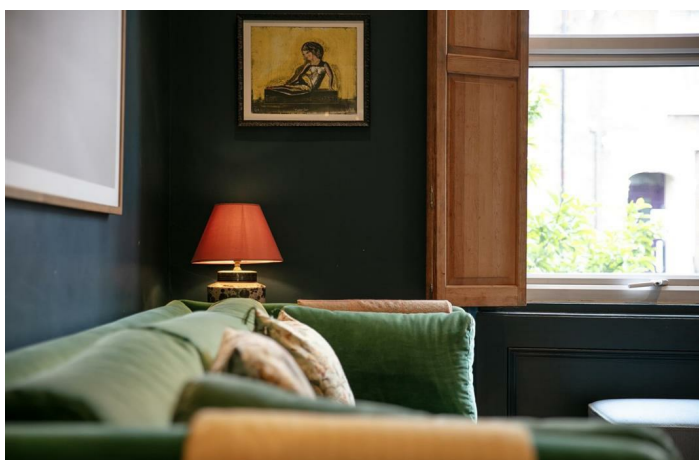
Leasehold



FLAXMAN ROAD SE5
LEASEHOLD



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Huge Split Level Period Two Bedder With Generous Garden.

Enjoying stylish and sympathetic decor throughout, this beautifully presented two bedder boasts a proportion more usually seen in three bedroom properties. Split lavishly over the upper and lower ground floors of a handsome Victorian building the property sprawls to comprise a gorgeous reception, contemporary kitchen/diner, two super generous double bedrooms, bathroom and handy laundry/utility area. There's tonnes of storage throughout and entrances to both upper and lower level. The rear garden is also reassuringly substantial and private. It's a leafy haven away from the bustle. Transport-wise you're spoiled for choice with Loughborough Junction Station just a three minute stroll. From here you can be in Elephant & Castle in less than five minutes. Blackfriars, Farringdon, City Thameslink, Kings Cross and Luton services are also frequent and quick. Brixton is an easy 10 minute walk for the Victoria Line.

The building stands handsome and tall along the most peaceful end of Flaxman Road. It's a friendly, mature spot awash with similarly attractive period properties. Ascend a set of steps to the communal entrance. Your inner hall introduces fabulous Farrow and Ball tones - a theme in abundance throughout. The reception fronts the street, presented in 'Hague Blue'. Light gushes in through a large sash window with lovely wooden shutters. To the rear of this adjoins a large kitchen/diner with seating for the whole family. Country style cabinets are crowned with plenty of counter space and there's a full range of modern appliances. 'Green Smoke' on the architraves complements 'Cardroom Green' on the walls - it's all beautifully balanced.

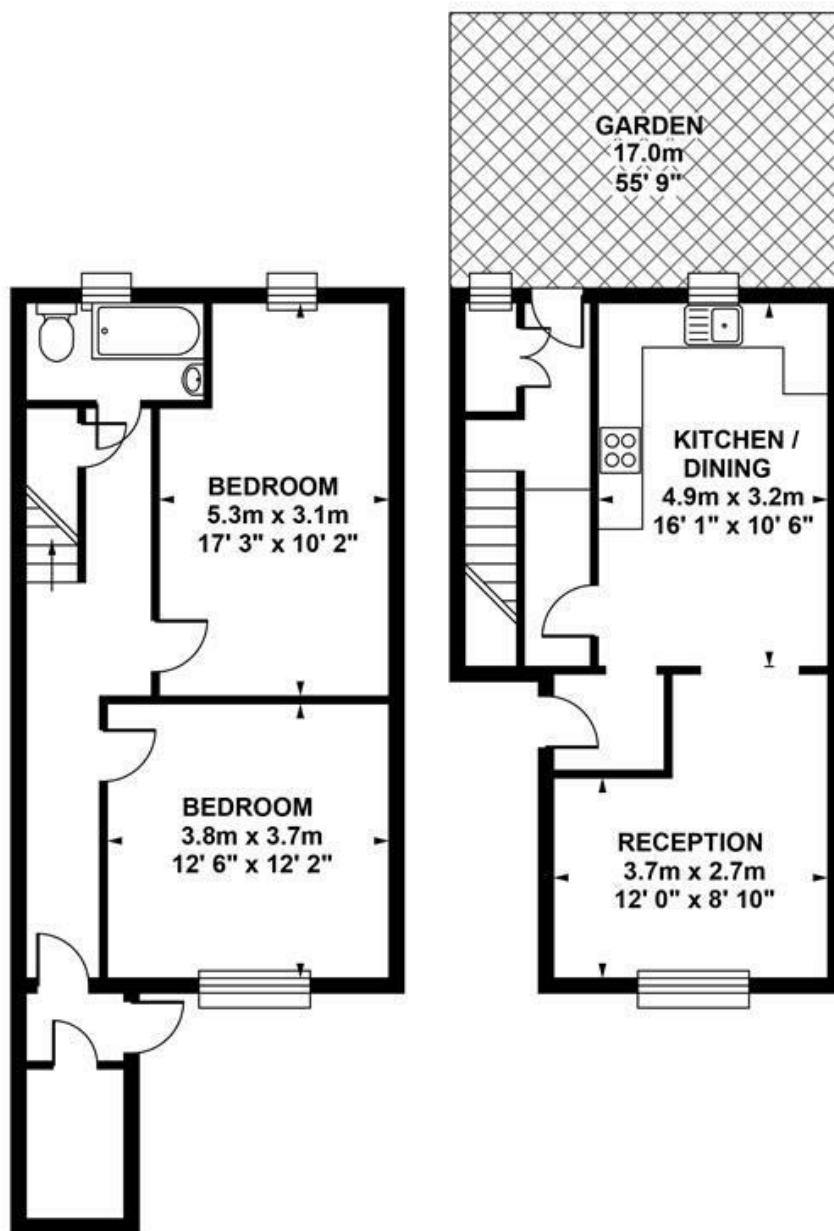
Heading downward to the spacious lower landing you find more dulcet styling. The first of your proper double bedrooms fronts the street. There's bespoke fitted storage and plenty of light. The second, even larger double enjoys a rear aspect. A second entrance point allows for maximum versatility and there's a niftily placed laundry area to the rear. Accessing the garden you find a wonderful patio leading to a sizeable lawn - the perfect spot for summer gatherings!

Camberwell promises any number of cracking pubs and delicious restaurants. The Camberwell Arms has won awards for its food, whilst the Tiger, Sun and Stormbird are always lively options. Even closer is the Sun Of Camberwell! The house is also situated within an easy walk of the Cambria pub which is a much-loved local boozier. Bustling Brixton is a 10 minute stroll or a quick bus for a host of more eateries and entertainment. The 'Ritzy' cinema is a fab spot to catch art house and mainstream movies. There's a huge selection of bars and restaurants - the Brixton Village covered market offers everything from Vietnamese to Columbian. The very charming Myatts Field is only a few minutes walk away and has a children's play area, coffee shop and wonderful period bandstand.

Tenure: Leasehold

Lease Length: Being extended to 999 years

Council Tax Band: D



LOWER GROUND FLOOR

Approximate, internal area :
48.75 sqm / 525 sq ft

GROUND FLOOR

Approximate, internal area :
39.62 sqm / 426 sq ft



TOTAL APPROX FLOOR AREA

Approximate, internal area : 88.37 sqm / 951 sq ft

Measurements for guidance only / Not to scale

FLAXMAN ROAD SE5
LEASEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

