

COLDHARBOUR LANE, CAMBERWELL, SE5  
SHARE OF FREEHOLD  
GUIDE PRICE £450,000 - £475,000



## SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length : 97 years remaining

Service Charge : n/a

Ground Rent : n/a

## FEATURES

Private South-Facing Garden

Storage Cellar

Super Convenient Location

Secondary Glazing

Share of Freehold



COLDHARBOUR LANE SE5

LEASEHOLD - SHARE OF FREEHOLD



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GUIDE PRICE £450,000 to £475,000.

Large Conveniently Located One Bedder with Cellar and South-Facing Garden - CHAIN FREE.

Fancy a nicely-sized period conversion with a generous south-facing private garden within moments of cool Camberwell? Look no further than this fab Victorian one bedder! Sitting on the ground floor of a well-placed red-bricked building, the property offers a proper double bedroom (with secondary glazing for peaceful vibes), modern bathroom, large storage cellar, modern kitchen and well appointed dual aspect reception with access to your south-facing private garden. That's all the boxes ticked! You are a skip away from Denmark Hill station (it's within 5 minutes on foot), a ten minute bus ride (or 15 minute stroll) to Brixton for the Victoria line and closer still to Kings College and Maudsley Hospitals.

A shared entrance leads inward to the flat's ground floor doorway. The inner hall leads you to the front-facing double bedroom which has a good proportion and a triptych of large sash windows with secondary glazing and frosted lower panes. The bathroom is modern and tiled enjoying a modern white suite and bath. It enjoys the same lovely timber floors that run throughout. The kitchen has solid oak counters atop pastel cabinets. Appliances include a four ring gas job, oven and there's a stainless steel sink and drainer. Garden access is offered from here also. The cellar is accessed further along the hall. It's a fantastic storage space. Last but not least comes the dual aspect spacious living room which open via French doors onto the garden which, due to low-rise rear neighbours boasts plenty of sky.

The locale is unrivalled for its proximity to amenities. Camberwell's shops, bars and restaurants are just a short ramble. Denmark Hill mainline station is just 5 minutes away on foot for regular services to Victoria, Blackfriars, Shoreditch, Clapham and beyond. The Windrush Line improves the connectivity no end. Alternatively, pick up one of the many buses into the City and the West End - the 185 and 176 go to Victoria and Oxford Circus while the 40 (on Denmark Hill) and the 35 from the bottom of the road go to the City. At the end of the road is The Sun of Camberwell, one of the best gourmet pubs in the area and lucky you, it's your local! (try The Castle, Camberwell Arms or Hermits Cave as well). Nearby is Ruskin Park for green space, beautiful daffodils in the spring and tennis courts.

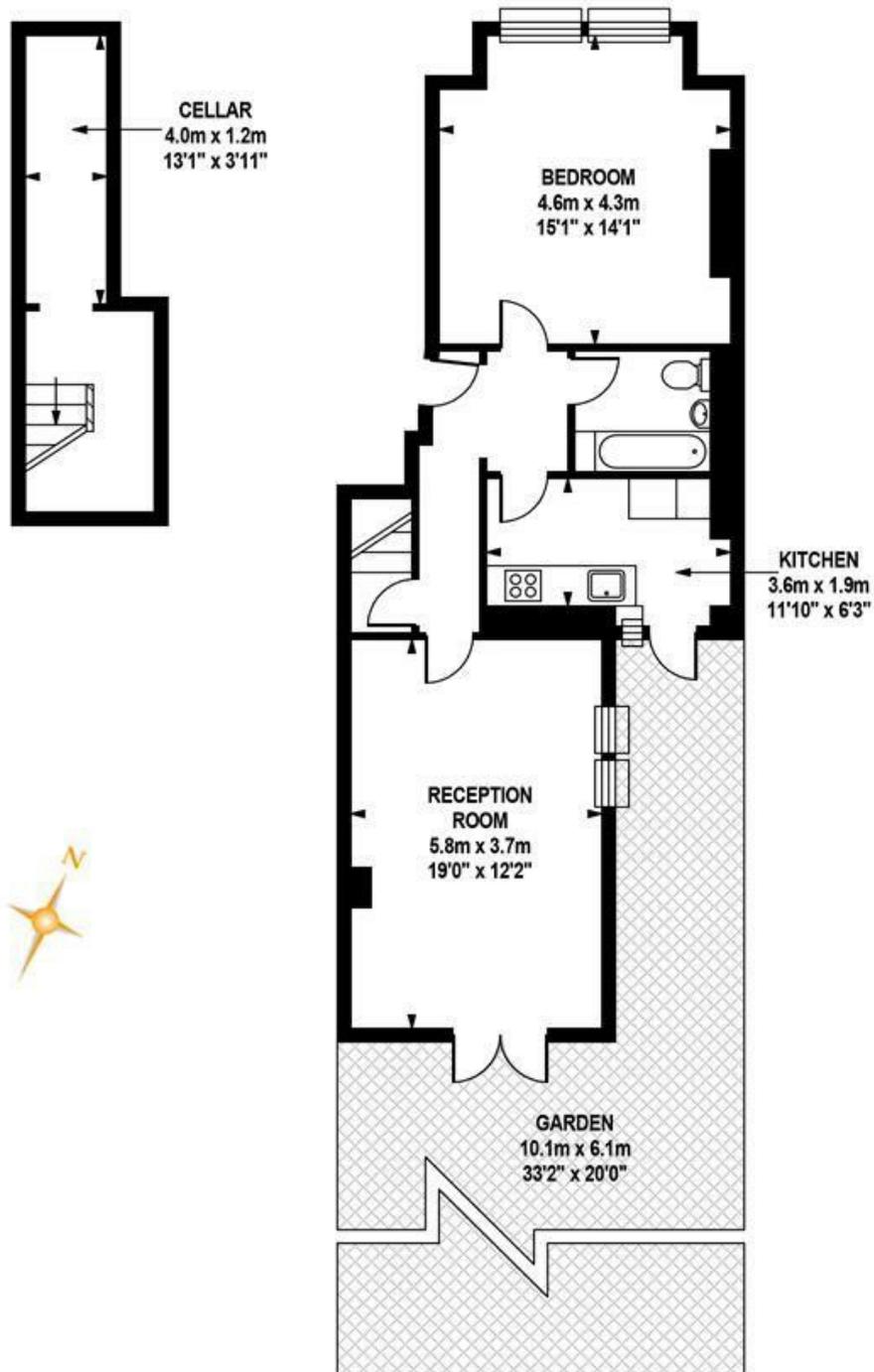
Tenure: Share of Freehold

Lease Length: 97 years

Council Tax Band: C

COLDHARBOUR LANE SE5

LEASEHOLD - SHARE OF FREEHOLD



**CELLAR**

Approximate Internal Area :-  
10.59 sq m / 114 sq ft

**GROUND FLOOR**

Approximate Internal Area :-  
60.94 sq m / 656 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 71.53 sq m / 770 sq ft  
Measurements for guidance only / not to scale

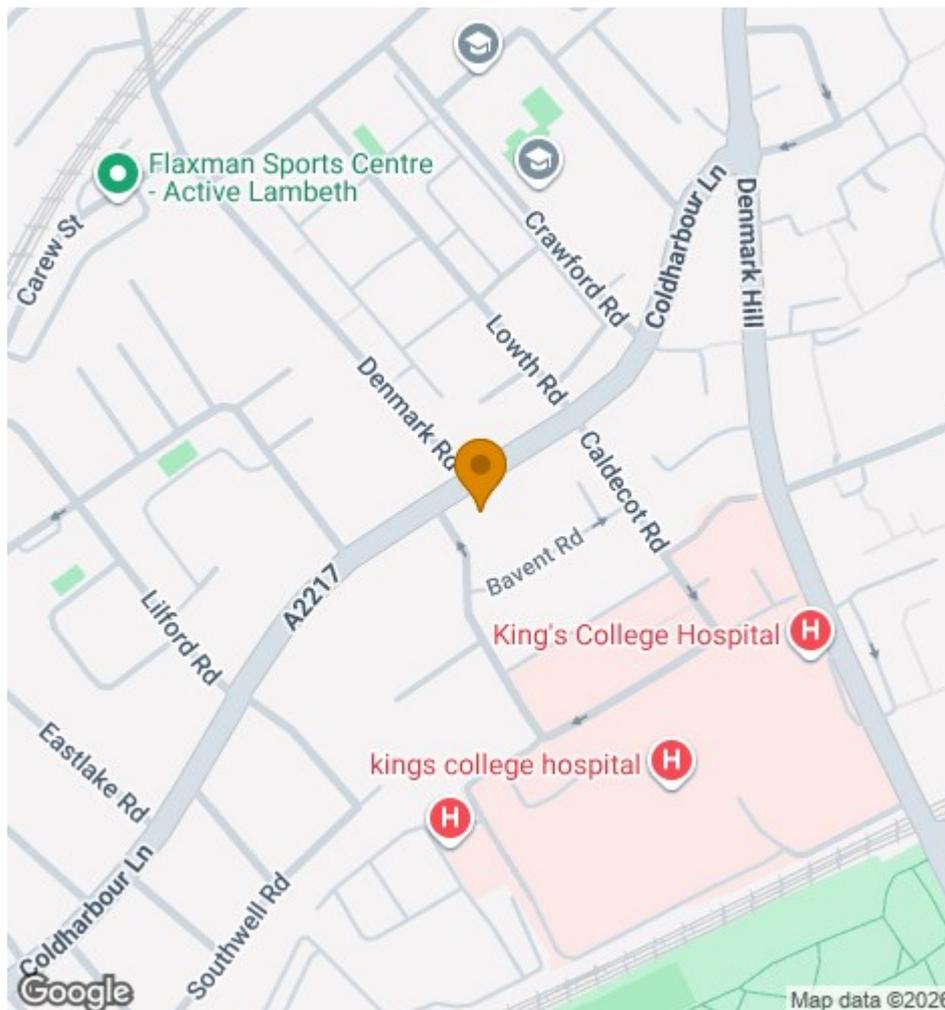
# COLDHARBOUR LANE SE5

LEASEHOLD - SHARE OF FREEHOLD

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.



**Wooster & Stock**

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