



99a Flaxman Road

London, SE5 9DX

Offers In Excess Of £500,000

Offers in excess of £500,000. Galloways are proud to present this newly renovated two double bedroom split-level conversion flat nestled in the vibrant neighborhood of Camberwell, offering the perfect blend of modern living and urban convenience. This exceptional property boasts not only an ideal location but also an array of features that make it a must-see for anyone seeking comfortable and stylish living spaces in South London.

Situated in the heart of Camberwell, this property enjoys the best of both worlds - the tranquility of a residential area combined with the bustling energy of nearby Brixton. With excellent transport links, you can easily access all that London has to offer. Brixton, known for its diverse culture and vibrant atmosphere, is just a stone's throw away, providing a wide range of entertainment options, restaurants, and shops to explore. Whether you're looking for a cozy local cafe or a night out in one of Brixton's renowned music venues, this property offers the convenience of city living at your doorstep.

Lambeth Council Tax Band D £1,776.00pa

Tenure: Leasehold

Lease: Minimum of 106 years

Maintenance/Service Charge: TBC

Ground Rent: £350pa

- SPLIT LEVEL PERIOD CONVERSION
- OWN FRONT DOOR
- NEWLY RENOVATED THROUGHOUT
- DOUBLE GLAZED WINDOWS
- CONTEMPORARY OPEN PLAN KITCHEN/LIVING ROOM
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM SUITE
- 5 MINUTES WALK TO LOUGHBOROUGH JUNCTION STATION
- 20 MINUTE WALK TO BRIXTON TUBE STATION
- (WALKING TIMES ESTIMATED BY GOOGLE MAPS)

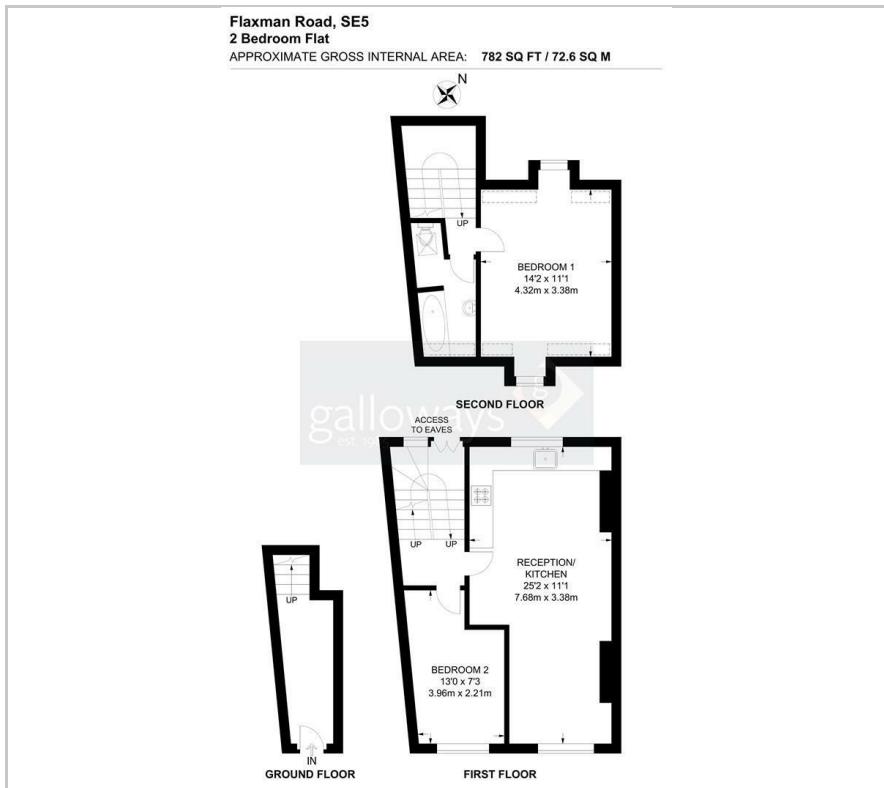
Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

if you wish to arrange a viewing appointment for this property or



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79	
(81-91)	B		
(68-80)	C	67	
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.