

Paulet Road

London, SE5

Asking Price £450,000

This top-floor apartment resides within a very well maintained Victorian conversion with the flat itself being finished to an incredible standard

CHESTERTONS









Paulet Road

London, SE5

- Potential to Extend (STPP)
- Well Maintained Building
- Permit Parking Available
- Close to Green Spaces



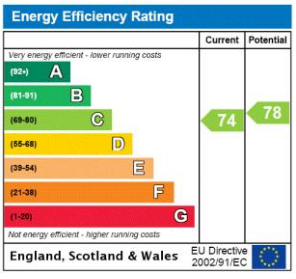
This top-floor apartment is set in a very well maintained Victorian conversion. Boasting a splendid one-bedroom layout, this property exemplifies modern elegance and provides an outstanding living experience.

The modern open-plan living space that combines both the lounge, dining, and kitchen areas. The kitchen is designed with both style and functionality, finished with sleek modern cabinetry, quartz countertops and splash back, and high-quality appliances The bedroom is finished to the same high standard as the rest of the property. This well-appointed space offers a large double room, a working fireplace and generous built-in wardrobes providing ample storage solutions without compromising design. The bathroom, finished with a large walk-in shower, stone basin and brand-new fixtures and fittings echoes the rest of the property and the thought put into each room.

One of the key opportunities within this apartment is the potential to add a significant amount of space by extending into the loft space. This should allow a new owner to stay in the house for longer, save on future moving costs and create a space tailored to their specific style and tastes.

The location of this flat is another noteworthy feature, benefiting from its proximity to both Loughborough Junction (Overground) and Oval stations (Northern Line). With excellent transport links, accessing the city and beyond is a breeze. Additionally, the surrounding area boasts an array of amenities, including shops, restaurants, boutique café, and craft breweries, ensuring that everything you need is within easy reach. The property is within a 5-minute walk to Myatt's Field Park, which boasts hireable tennis courts, a café, a bandstand and a picnic area.

Tenure: Share of Freehold – 994 year lease remaining approx.
Service Charge: Building Insurance - £240 p/a approx.
Ground Rent: Peppercorn
Local Authority: Lambeth
Council Tax Band: C



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Paulet Road, SE5

Approximate gross internal area

91.04 sq m / 980 sq ft
(Including Loft)
Loft
44.87 sq m / 483 sq ft

Key :
CH - Ceiling Height



23 sq ft
First Floor Entrance

474 sq ft
Second Floor

483 sq ft
Loft

This floor plan is a representation for guidance purposes only, not for valuation.
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