

HUNTERS®
HERE TO GET *you* THERE

Lilford Road, London, SE5 | Guide Price £650,000 to £675,000
Call us today on 020 7708 2002







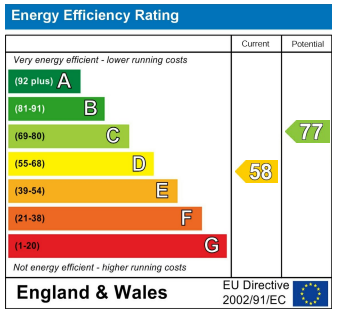


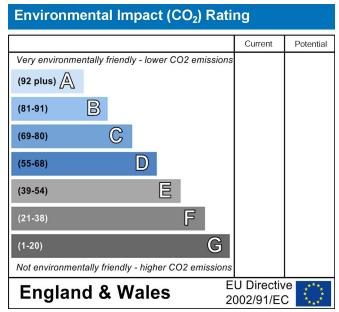






- Two Bedroom Split Level Conversion
- Set Over 106 Sq M
- Study
- Communal Garden
- Lease Length: 105 Years Remaining
- Service Charge: £2,184 PA





HUNTERS®
HERE TO GET *you* THERE

Guide Price £650,000 to £675,000

A spacious 106 sq m split-level two-bedroom period conversion for sale in Camberwell, featuring a study, private patio and communal garden access, close to King's College Hospital, Ruskin Park and excellent transport links.

Entering on the ground floor you'll find a spacious and bright reception room, the bay with sash windows and shutters allow for plenty of natural light. There is ample room for relaxing, storage built into the alcoves, and it's finished with wooden floors and painted walls. The sleek and modern eat in kitchen area has space for a family dining table and chairs and has plentiful white handleless wall and base unit with a butcher's block worktop, built in appliances and overlooks the communal gardens. You'll also find a utility room with the same finish as the kitchen and a WC for added convenience.

On the lower ground floor, you'll find two generously sized bedrooms, a study and the family bathroom. The master bedroom has a bay window and benefits from built in wardrobes, and the second bedroom has built in storge and directly leads into the communal gardens. There is a small patio area belonging to the property and stairs into the communal gardens are well kept and shared by the three flats in the building, there is patio seating area, grassy area and some established plants and trees. The family bathroom has a bath and separate shower cubicle, a WC and a sink with storage underneath and is finished with large neutral wall tiles and a patterned floor tile. There is also a study room, perfect for a home office or a nursery.

Lilford Road is located 0.6 miles away from King's College Hospital and 0.8 miles from the award-winning Ruskin Park. Loughborough Junction station is a 0.5 mile walk for the Thameslink line through the City and into St Pancras. You are just 0.6 mile walk from Denmark Hill station for fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington (via Shoreditch). Brixton underground station is 0.8 miles away, easily reachable by bus, offering the Victoria line. Coldharbour Lane and Denmark Hill are both serviced by a myriad of buses heading in every direction. Camberwell has recently become an exciting destination with an ever-growing number of Time-Out favourites amongst the independent bars, restaurants and art galleries. You will be spoilt for choice when it comes to entertainment, from delicious breakfasts and constantly changing art exhibitions at the South London Gallery, to evening cocktails and jazz at The Crypt.

Tenure: Leasehold
Council Tax band: C
Authority: London Borough of Lambeth
Lease length: 105 years remaining (Started in 2006 with a lease of 125 years.)
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £2,184 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 2
Entrance on floor: Ground
Has lift: No
Over commercial premises: No
Parking: On street, permit required
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Central heating
Building safety issues: None
Lease restrictions: None
Public right of way through and/or across your house, buildings or land: No
Flood risk: Yes - surface water
History of flooding: No
Planning and development: None
Listing and conservation: None
Accessibility: None
Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Lilford Road, SE5

Approximate Gross Internal Area 106 sq m / 1141 sq ft



Lower Ground Floor **Ground Floor**

Floor Plan produced for Hunters by Mays Property Marketing © . Tel 020 3397 4594
Illustration for identification purposes only. Not to scale.
Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.
Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

HUNTERS®
HERE TO GET *you* THERE