



Flaxman Road | London, SE5 9DN



Guide Price £650,000 - £675,000

Share of Freehold

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## Flaxman Road, London

Beautifully presented and finished to a high standard three bedroom, two bathroom split level flat with large private garden. This stunning apartment briefly comprises private front door, spacious bay fronted reception opening to modern fitted kitchen diner with integrated appliances and French doors leading to private rear garden, bedroom with en suite shower, stairs leading up to a further two large bedrooms and a family bathroom. The property is close to Loughborough Junction, NO ONWARD CHAIN.

### Property Features

- Three bedroom flat
- Open plan
- Fully fitted kitchen
- Two bathroom
- Spacious reception room
- Private rear garden
- Close to local amenities and transport links
- Total floor area: 95m<sup>2</sup>= 1,023ft<sup>2</sup> (guidance only)



## Interior

**ENTRANCE HALL:** Entrance door, tiled floor and partly tiled walls, built in storage cupboard, access to reception room.

**RECEPTION ROOM:** 4.80m x 4.50m (15'9" x 14'9") Sash bay window and small window to front, two radiators, wood floor, stairs to first floor landing and open to kitchen.

**KITCHEN:** 3.96m x 3.10m (13' x 10'2") Double glazed double door to rear, range of wall and base units, integrated electric oven and gas hob, built in microwave and dishwasher, butler sink, built in storage cupboards, space for fridge freezer, tiled splash back, radiator, wood flooring, spotlights.

**BEDROOM 3:** 4.80m x 3.16m (15'9" x 10'4") Double glazed window to rear and side, fitted carpet, radiator.

**SHOWER ROOM:** Shower cubicle, wash hand basin, low level w.c., partly tiled walls and fully tiled floor.

**LANDING:** Fully fitted carpet, radiator, access to both bedrooms and bathroom.

**BEDROOM 1:** 4.50m x 4.09m (14'9" x 13'5") Sash bay window to front, built in wardrobes, wood floor, radiator.

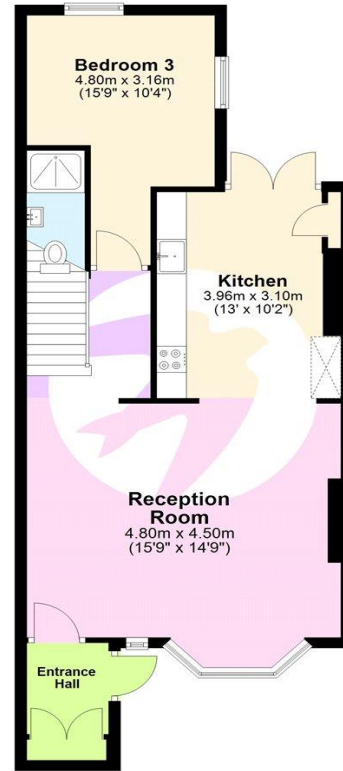
**BEDROOM 2:** 3.96m x 3.15m (13' x 10'4") Sash window to rear, wood floor, radiator.

**BATHROOM:** Double glazed window to rear, panel enclosed bath, walk in shower, low level w.c., pedestal wash hand basin, partly tiled walls and fully tiled floor, radiator, spotlights.

## Exterior

**GARDEN:** Paved patio area, laid to lawn, garden shed.

Lower Ground Floor



Ground Floor



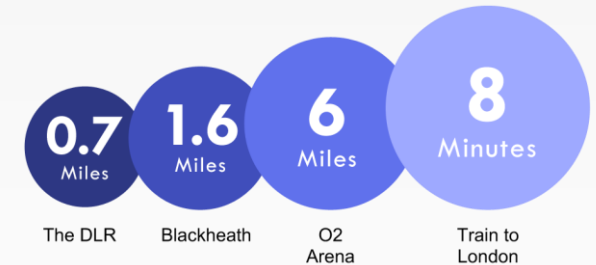
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





## Property Location

Flaxman Road, London, SE5 9DN



\*All distances from branch postcode. Train time from nearest station.

## Location

Camberwell is one of London's hottest neighbourhoods thanks to its urban vibe, period housing stock and growing arts scene.

The closest station is Denmark Hill which is approximately a 10 minute walk and you have the popular towns of Dulwich and Peckham nearby which also offer plenty to do such as great pubs, bars, restaurants, shops and coffee shops.

## Additional Information

Local Authority: London Borough of Lambeth / Council Tax: Band D (£1,865.41pa) / EPC Rating: TBC

## Share of Freehold Information

Length of Lease: 125 Years from 1st January 1997\*

Time remaining on lease: 97 Years\*

Service Charge: TBC \*

Ground Rent: N/A \*

(\*to be verified by Vendors Solicitor)

FOR MORE INFORMATION  
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