



Kennington / Oval Sales, 12 Clapham Road, London SW9 0JG
T 020 7820 4100 E ovalsales@ludlowthompson.com W www.ludlowthompson.com

FLAXMAN ROAD CAMBERWELL



SOLD

REF: 2813470

3 Bed, Purpose Built Maisonette, Private Garden, Permit Parking

Ground Floor Apartment - Resident Only Parking - Three Double Bedrooms - Chain Free - Two Private Gardens - Separate Spacious kitchen

Offered to the market CHAIN FREE is this superb three double bedroom ground floor apartment situated within a popular low rise development in a secluded residential area. The property benefits from two private gardens and residents off street parking. Accommodation comprises three double bedrooms, each with large floor to ceiling windows allowing an abundance of light into the rooms, with the largest bedroom ideally leading out to a private garden that is newly fenced. The large reception room... [continued below](#)

Train/Tube - Loughborough Junction, Denmark Hill, Herne Hill, Brixton

Local Authority/Council Tax - Lambeth

Tenure - Leasehold

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Reception



Reception



Garden



Garden/Shed



Bedroom



Bedroom



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Bedroom



Garden



Garden



Entrance



Kitchen



Kitchen



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Bathroom



W.C



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Baltic House

Approximate Gross Internal Area = 994 sq ft / 92.4 sq m

Storage = 27 sq ft / 2.5 sq m

Total = 1021 sq ft / 94.9 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture of furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Accommodation comprises three double bedrooms, each with large floor to ceiling windows allowing an abundance of light into the rooms, with the largest bedroom ideally leading out to a private garden that is newly fenced. The large reception room is equally light and very spacious, with wall to wall windows and access onto a delightful private garden that has a sturdy, brick built shed. The garden is well maintained and has the potential for the new owners to put their own stamp on it. The kitchen is larger than average, with plenty of work top and storage space and is finished off with sleek metro tiles. The bathroom is fresh and easy to maintain and there is the added benefit of a second WC. Newly laid light wood effect flooring, neutral décor and the huge windows enhance the feeling of light space in this property.

Flaxman Road is conveniently situated between Brixton and Camberwell and all the local amenities they have to offer. Nearby Brixton has a great selection of restaurants, bars and shops and let's not forget the buzzing Brixton market and the popular O2 Academy. A short walk away you can enjoy the 'Green Flag' award winning Myatt's Field Park, where you could grab a coffee at the local café or take part in one of the sporting activities. Denmark Hill Station provides quick and easy access into central London and Kings College Hospital is nearby.

Tenure Details

Tenure - Leasehold

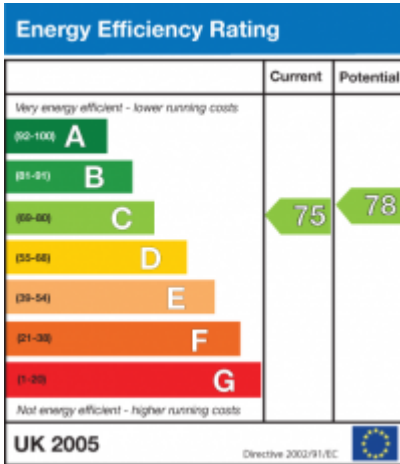
Lease Length - 116 years

Service Charges - £1240 per year

Ground Rent - £10 per year



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Kennington / Oval Sales Office quoting 2813470

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.