



Flaxman Road, London, SE5

£799,950 Freehold

A wonderful end of terrace, double fronted, Georgian four-bedroom house brimming with potential, located on Flaxman Road, Camberwell.

LOCATION

You'll find the house on Flaxman Road, on the corner of Pomfret Road. Ideally located to both Camberwell and Brixton. Coldharbour Lane, a stones throw away, will provide an abundance of local amenities.

DESCRIPTION

Entering the house. To your left is the reception space which can easily accommodate a large sofa and dining table.

Opposite the reception you will find a generous bedroom which could also be used as a dining room.

Heading through the hallway and into the kitchen where you will find an abundance of cupboard and workspace. There is also ample room for utilities and an oven. The kitchen also provide access to the large outside space, giving you off street parking through a side entrance. The rear of the demised area contains a well sized garage.

The bathroom is located beyond the kitchen to the rear of the house. Containing a walk-in shower, sink and W.C.

Heading to the first floor, which has three further generous double bedrooms. There is also another shower room and separate w/c.

You will also find a useful cellar space beneath the staircase on the ground floor.

The house has planning permission (ref: 21/04521/FUL) obtained to transform the layout. Such alterations include demolition of the garage including blocking up the gate. Erection of a single storey ground floor rear extension and part side extension at first floor level, plus the replacement of the side garden entrance. these changes would give you a fantastic garden space, bathroom moved to the first floor and a much improved/ larger kitchen/ dining space.

Parking – Off street parking & permit parking available through Lambeth Council.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Nil

Ground Rent - Nil

Council Tax Band - E

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – Gas central heating

Sewerage – mains connected

Broadband – Superfast Fibre

LOCAL AUTHORITY

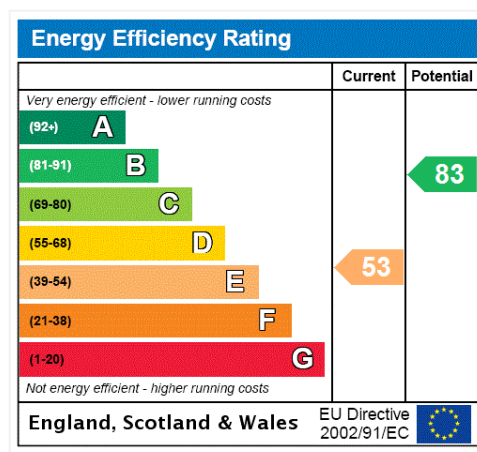
Lambeth Council

TENURE

Freehold

DIRECTIONS

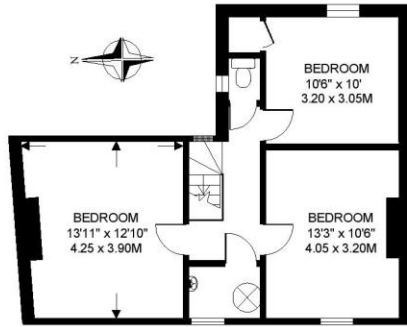
Loughborough Junction Station (Thameslink Railway) is approximately 160 yards away. Brixton Underground Station (Victoria Line) is approximately 0.8 miles away. The area is also well served with frequent bus services.





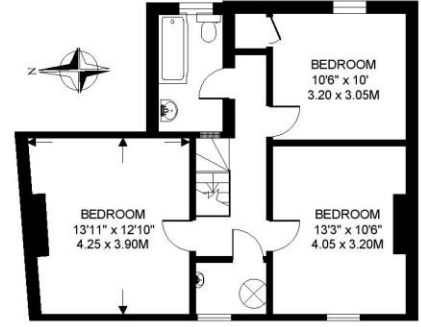
FLAXMAN ROAD SE5

EXISTING PLAN
1149 SQ.FT. / 106.7 SQ.M
PLUS GARAGE 214 SQ.FT / 19.9 SQ.M

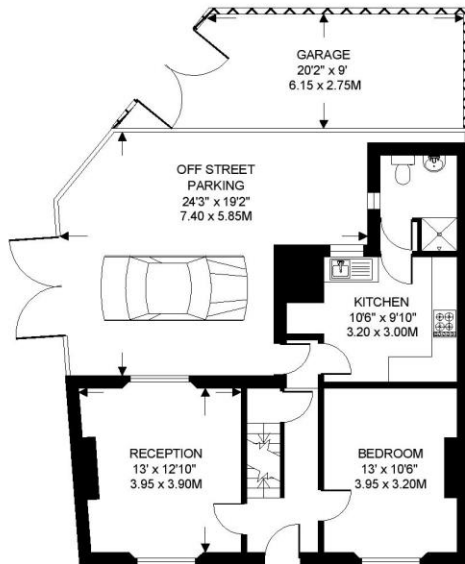


FIRST FLOOR 540 SQ.FT.

PROPOSED PLAN
1378 SQ.FT. / 128 SQ.M

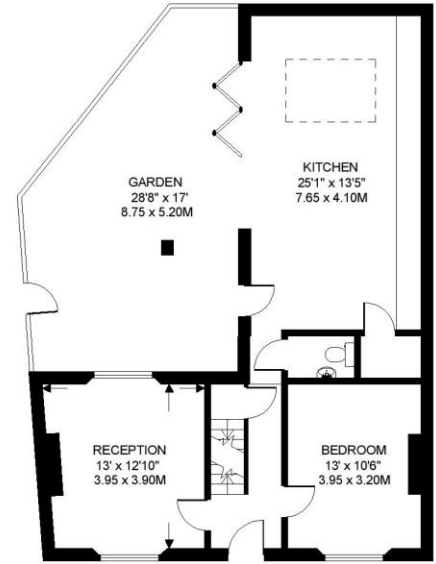


FIRST FLOOR 598 SQ.FT.



CELLAR 44 SQ.FT.

GROUND FLOOR 565 SQ.FT



CELLAR 44 SQ.FT.

GROUND FLOOR 780 SQ.FT

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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