



Padfield Road | London | SE5 9AA

Share of Freehold

£300,000

- One double bedroom
- Recently renovated
- Separate reception and kitchen
- Good storage
- Share of freehold
- Excellent location
- Denmark Hill Station
- Local amenities
- Ruskin Park
- Loughborough Junction

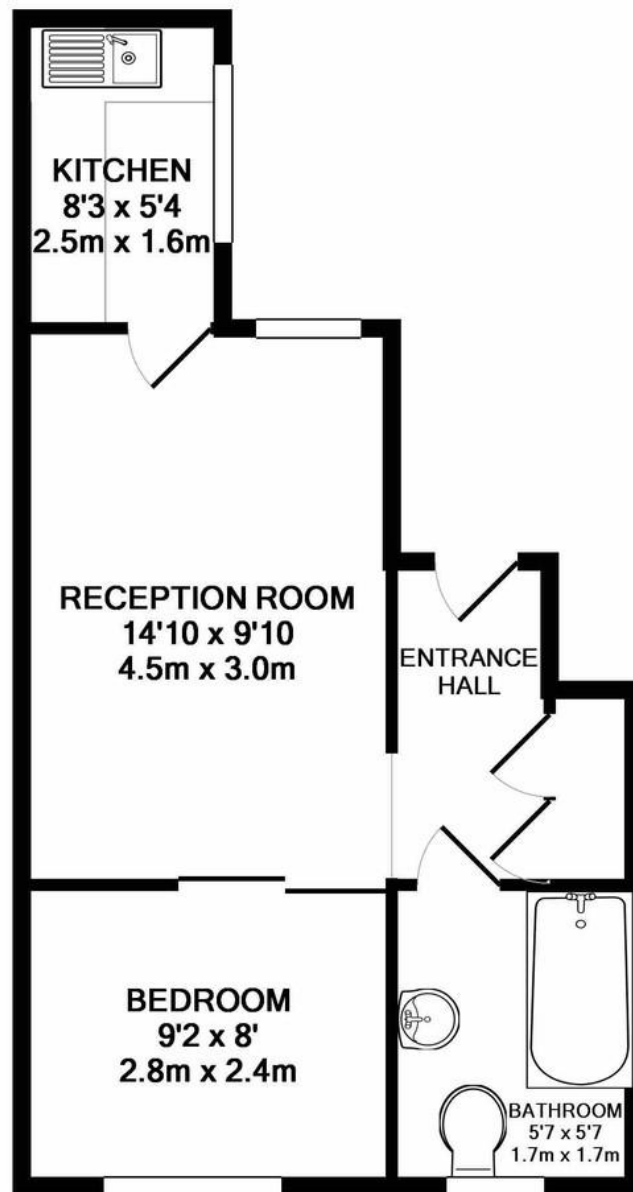


Recently renovated this one bedroom first floor Victorian apartment is very well located for Brixton Tube, Loughborough junction station with fast trains to Blackfriars, St. Pancras and Kings Cross. The apartment has one double bedroom, good sized lounge, separate kitchen and bathroom. Brilliant local amenities; Kings College hospital, Ruskin Park and Camberwell. A perfect first time buy or investment.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive	



**TOTAL APPROX. FLOOR AREA 368 SQ.FT. (34.2 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements