



2c Southwell Road | London | SE5  
9PE

Freehold

£750,000

- House
- Four bedrooms
- Large open plan living space
- Garden
- Well presented
- Loft conversion
- Chain free
- Local amenities
- Excellent bus routes
- Brixton & L/Junction



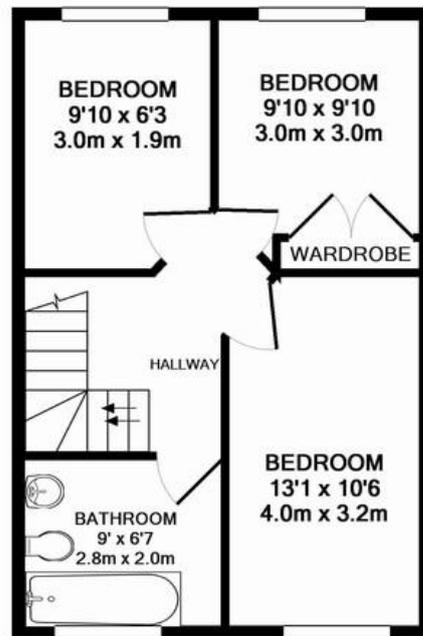
A beautiful four bedroom property with large open plan reception / dining area and separate kitchen that leads out to the garden. On the first floor are three bedrooms and the family bathroom with a fourth bedroom in the loft space. The house is located within walking distance to Loughborough Junction rail, with direct access to London Blackfriars and Kings Cross. Also walking distance to Brixton tube, Denmark Hill and Kings College Hospital. This (Camberwell) end of Coldharbour lane has a nice selection of grocery shops & cafes. Very close to Ruskin Park, good local schools, playgroups and nurseries



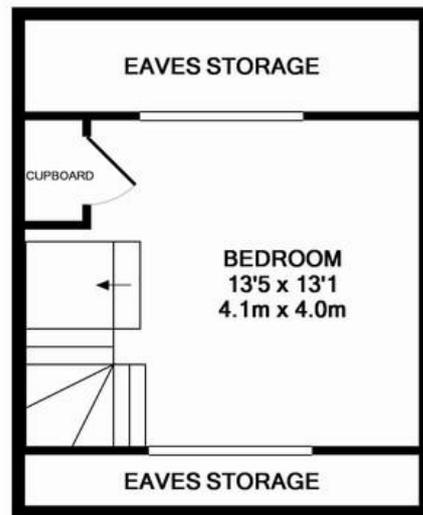
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 	



GROUND FLOOR  
APPROX. FLOOR  
AREA 509 SQ.FT.  
(47.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 347 SQ.FT.  
(32.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 280 SQ.FT.  
(26.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1135 SQ.FT. (105.5 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 and 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.