



31A Paulet Road | Lambeth | SE5
9HP

Share of Freehold

£650,000

- Three bedrooms
- Separate kitchen and reception
- Period features
- Large private garden
- Plenty of storage
- Garden office
- Local amenities
- Brixton Tube
- Loughborough Junction
- Excellent bus routes



A modernised three bedroom, split level period conversion with a large private rear garden. The property is entered on the ground floor, leading into a bright living room with double-glazed bay sash windows, stripped wood flooring, and built-in shelves. Behind this is the first bedroom which has built-in storage and french doors opening onto the garden. The modern kitchen has shaker style units, tiled flooring, and access to the garden. A second bedroom sits to the rear with views over the garden. Upstairs is the main bedroom, neutrally decorated with built in storage. The large back garden has an office building perfect for those who work from home or want a home gym / studio. For transport, it is walking distance to Brixton & Loughborough Junction stations, there are bus routes on Coldharbour Lane, and plenty of



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Total floor area 74.0 sq. m. (797 sq. ft.) approx

Viewing Arrangements

Strictly by appointment

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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 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.