

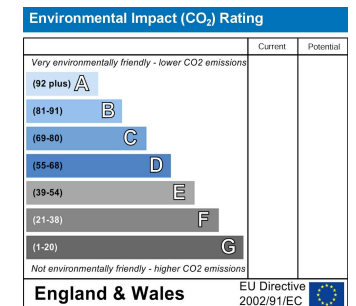
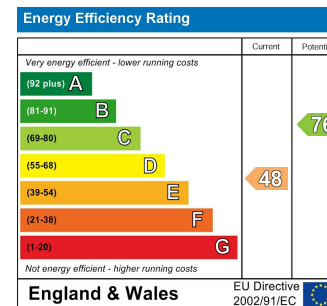


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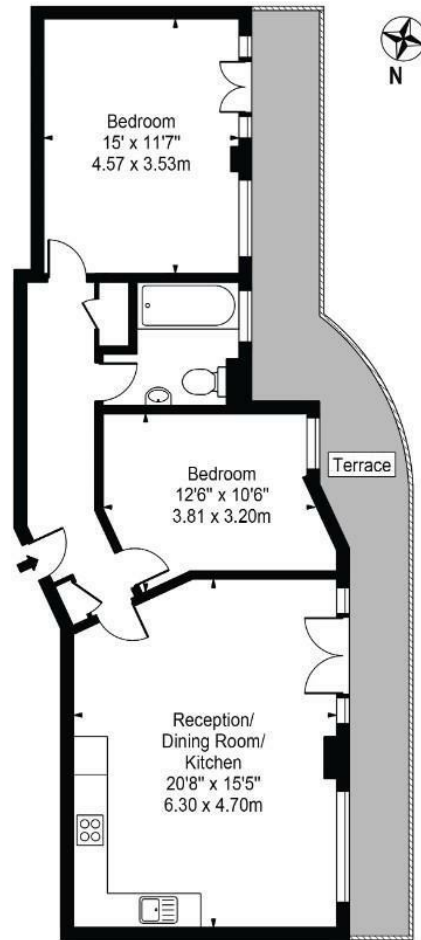


- Two Bedrooms
  - Balcony
- 104 Years Left On Lease
- Service Charge £1755 PA
- Ground Rent £250 PA
- Council Tax Band D
- EPC Rating E



## Denmark Road, SE5 9JL

Approx. Gross Internal Area 754 Sq Ft - 70.05 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

A two-bedroom, top floor apartment with a private balcony, lots of natural light – 70m<sup>2</sup> and close to Myatt's Field Park.

The apartment forms part of a 1930's factory and it is a popular development and location. Internally you are presented with an open plan kitchen reception area with an abundance of light, offering space to relax and entertain, finished with wood flooring and white walls. The kitchen is well presented with white wall and base units, chunky butchers block worktops, white tiled splashbacks, integrated oven and hob and space for plumbing and white goods. There are French doors which gives access to a balcony which runs the length of the property, and can also be accessed from the master bedroom. The master bedroom is a large double, offering enough space for a double bed, finished with carpeting and pale green walls. The second bedroom also offers ample space for a double bed and furnishings. There is a three-piece bathroom suite which can be found in the hallway of the property, fitted with a heated towel rail, toilet, a sink and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash.

Close to King's College Hospital and fantastic transport links, this apartment is perfect for either commuters into the City or Hospital staff who don't fancy a long journey home at the end of their shift. Nearby Myatt's Fields Park is a restored Victorian gem replete with seasonal flower beds, Bandstand and a great café. Oval tube station (Northern line) is a short bus journey from Camberwell New Road and Denmark Hill mainline station is a walk in the other direction. From here you are fast into Victoria or the Thameslink line and are also connected on the Overground to East London's hotspots and Clapham Junction. Loughborough Junction Train Station is only a 0.9km walk away offering Southeastern and Thameslink services.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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