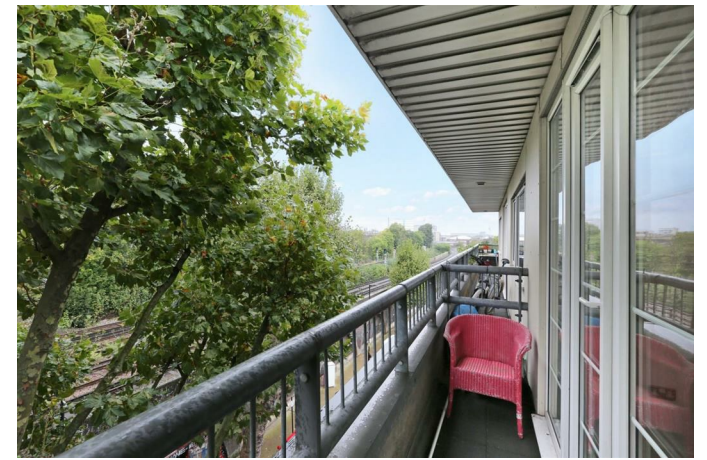




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Denmark Road, London, SE5 | Offers In Excess Of £475,000  
Call us today on 020 7708 2002



- 1930's Factory Conversion
  - Two Bedrooms
  - Two Bathrooms
- Large Open Plan Reception
  - Balcony
  - Bike Storage
  - Chain Free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	79

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GUIDE PRICE £475,000 - £500,000

A two-bedroom, two-bathroom apartment with a private balcony and lots of natural light, in a charming 1930's factory conversion, measuring over 70m<sup>2</sup> and close to Myatt's Field Park – Chain Free!

The open-plan kitchen reception is light and airy with large windows, so it is awash with natural light and has views across the rooftops. There is ample space to relax and entertain, the kitchen has an integrated oven, hob and extractor as well as plenty of storage and utility space with a handy breakfast bar - it is a cohesive and modern living space to suit all tastes.

Both bedrooms are good sized doubles, with neutral décor and carpeting, the master bedroom also benefits from an en-suite bathroom and access to the balcony.

The main bathroom is off the hallway, with a modern white three-piece suite with a shower over the bath and localised tiling. There is a bath for a relaxing soak and a shower for the morning dash.

Further benefits include bike storage and an award-winning park at the end of the road.

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.

Guide price: £475,000- £500,000

Tenure: Leasehold, 104 Years remaining

Council Tax band: D

Authority: London Borough of Southwark

Ground rent: £250, not subject to review.

Service charge: £1800

Construction: Standard construction

Property type: Flat, conversion

Entrance on floor: 3

Has lift: No

Over commercial premises: No

Parking: No

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, electrical

Heating features: Double glazing

Internet: Fibre

Building safety issues: No

Public right of way through and/or across your house, buildings or land: No

Flood risk: No

History of flooding: No history of flooding has been reported.

Coastal erosion risk: No

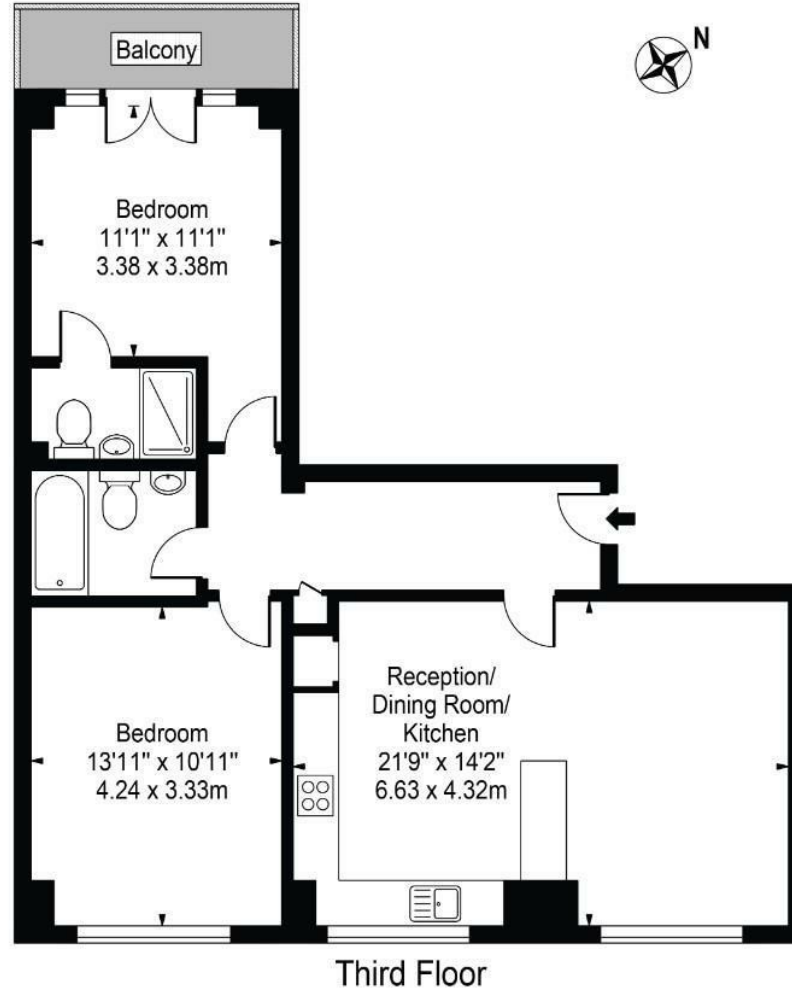
Planning and development: No

Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

Denmark Road, SE5 9JL  
Approx. Gross Internal Area 782 Sq Ft - 72.65 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.

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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