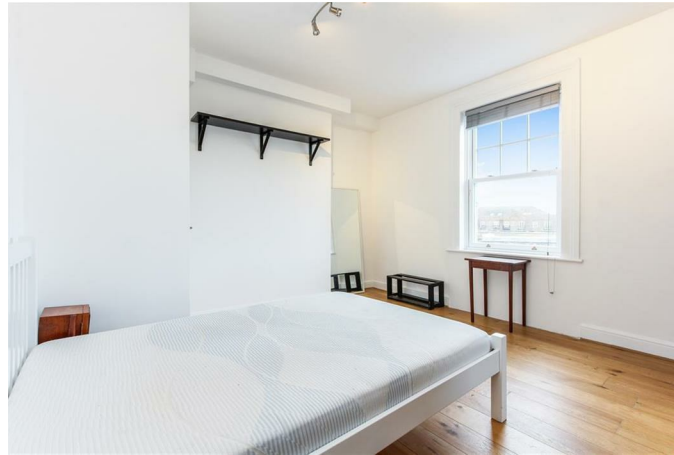


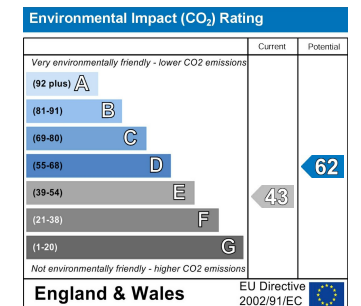
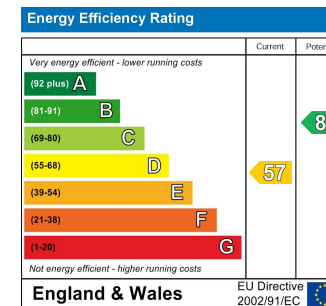


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Three-Bedroom Apartment, on the Top Floor of a grand Victorian building. Located in the heart of Camberwell conservation area. - Chain free!

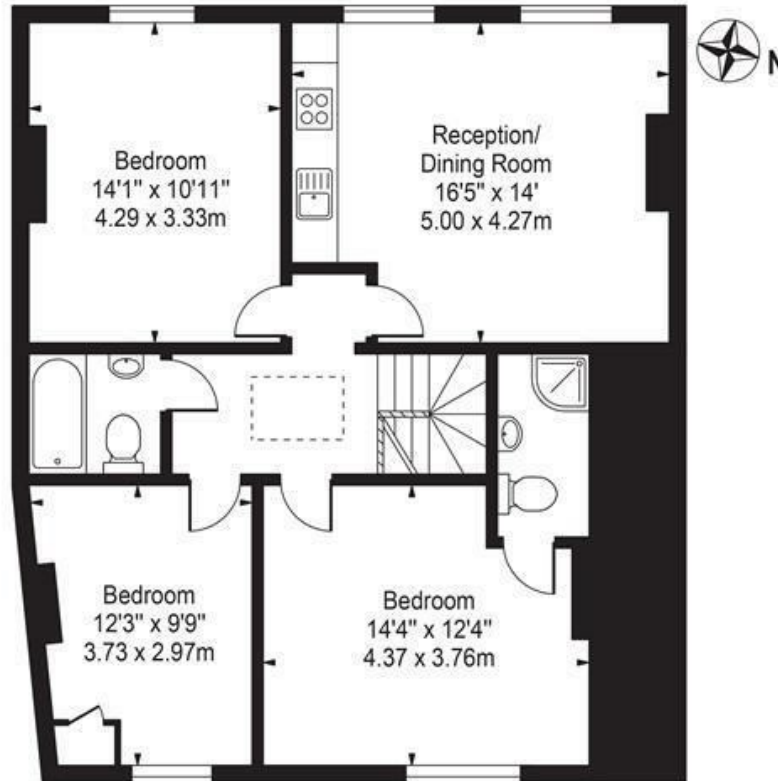
Internally you are presented with an open plan reception with a modern fitted kitchen, finished in crisp white with a granite effect worktop, metro tile backsplash and contemporary chrome bar handles. The kitchen comes equipped with a stainless-steel hob with overhead extractor, oven and washing machine. Two West facing windows keeps the property bright, and the oak flooring and neutral décor are a nice finish. You have use of a washing machine and tumble dryer located downstairs in a dedicated cupboard space on the landing. There are three good sized bedrooms off the hallway, the master with a large en-suite shower room finished to the same exacting standards as the family bathroom. All bedrooms have the same, engineered oak flooring and are freshly painted in white.

Located in the heart of Zone 2 with the buzz and excitement of Camberwell on your doorstep. Within a short walk you will find some of South London's most raved about eateries, including Theos for the best pizzas in S.London and the Michelin Guide recommended Crooked Well. With the South London Gallery, and the glorious Victorian Camberwell Baths also a short walk away, no weekends will be spent twiddling your thumbs. Local public transport links are excellent -Access to the City and West End is easy from Denmark Hill which is a 0.5 mile walk away for fast and frequent services to Victoria, St Pancras and Blackfriars. London's orbital Overground network also serves these stations, linking you directly to beautiful Clapham and trendy Shoreditch while nearby bus routes offer fast and frequent 24-hour services to all four corners of the city.

Tenure: Leasehold  
Council Tax band: C  
Authority: London Borough of Southwark  
Lease length: 162 years remaining (Started in 1998 with a lease of 189 years)  
Ground rent: Not payable  
Service charge: £300 a year  
Construction: Standard construction  
Property type: Mid-terrace, Flat  
Number of floors: 4  
Entrance on floor: 3  
Has lift: No  
Over commercial premises: Yes  
Parking: None  
Controlled parking zone: Yes  
Electricity: Connected to mains electricity  
Water and drainage: Connected to mains water supply  
Mains surface water drainage: No  
Sewerage: Connected to mains sewerage  
Heating: Central heating, Mains gas  
Heating features: Double glazing  
Building safety issues: No  
Public right of way through and/or across your house, buildings or land: No  
Flood risk: No  
River and sea flooding risk: Very Low; Surface water flooding risk: Low;  
Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely  
History of flooding: No history of flooding has been reported.  
Coastal erosion risk: No  
In a conservation area: Yes  
Planning and development: No  
Accessibility: None  
Coalfield or mining: No coal mining risk identified



Denmark Hill, SE5 8RS  
Approx. Gross Internal Area 859 Sq Ft - 79.80 Sq M



First Floor Entrance

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 theRICS 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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