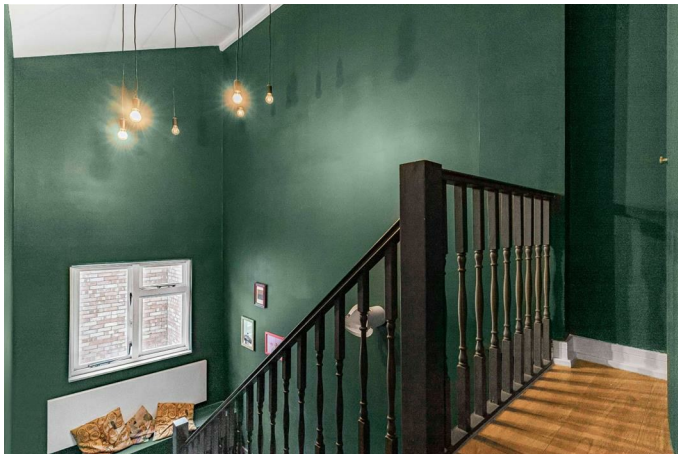


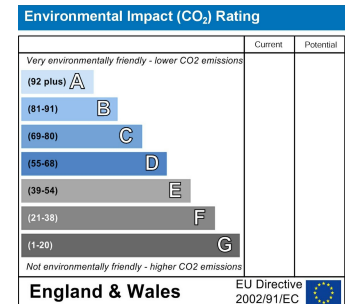
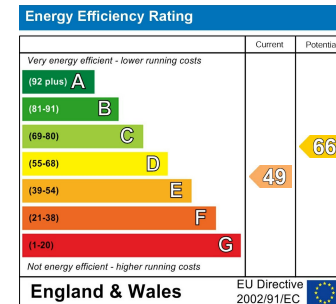


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Denmark Hill, London, SE5 | Guide Price £375,000 to £400,000
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- One Bedroom
- Generously Sized
- Sleek Finish Throughout
- Built In Storage Space
- Underfloor Heating
- Modern Bathroom
- Great Transport Links



MUST BE SEEN

GUIDE PRICE: £375,000 - £400,000

Stylish and Well-Presented One-Bedroom Apartment in the Heart of Camberwell.

Inside, you'll find a spacious open-plan kitchen and reception area with an impressive vaulted ceiling, providing plenty of room for a dining table and comfortable living space—ideal for both relaxing and entertaining. The room is enhanced by wood flooring and contemporary décor, creating a warm and inviting atmosphere. The modern kitchen is thoughtfully designed with sleek white wall and base units, complementary worktops, and integrated appliances, including a microwave, fridge, dishwasher, oven and hob. Moving through the property, the generously sized bedroom comfortably accommodates a double bed and additional furniture. It features stylish blue walls and ample built-in storage. Adjacent to the bedroom, the stylish shower room includes, mirrored cabinets, a sink, a toilet, and a walk-in shower perfect for the busy morning dash. The hallway and landing also offer additional storage space and there is an intercom.

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 South 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: 112 years remaining (Started in 2012 with a lease of 125 years)

Ground rent: £200 a year (Not subject to increase)

Service charge: £400 a year

Construction: Standard construction

Property type: Mid-terrace, Flat

Number of floors: 2

Entrance on floor: 1

Has lift: No

Over commercial premises: Yes (Betfred on the ground floor)

Parking: None

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: Electric heaters in the kitchen/living room and stairs, while bedroom and bathroom have underfloor heating

Other Heating features: Double glazing

Building safety issues: No

Restrictions:

Title TGL368093 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Restriction on light and air access due to potential new building from neighbours

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: Very 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

Planning and development: No

Listing and conservation: Camberwell Green conservation area)

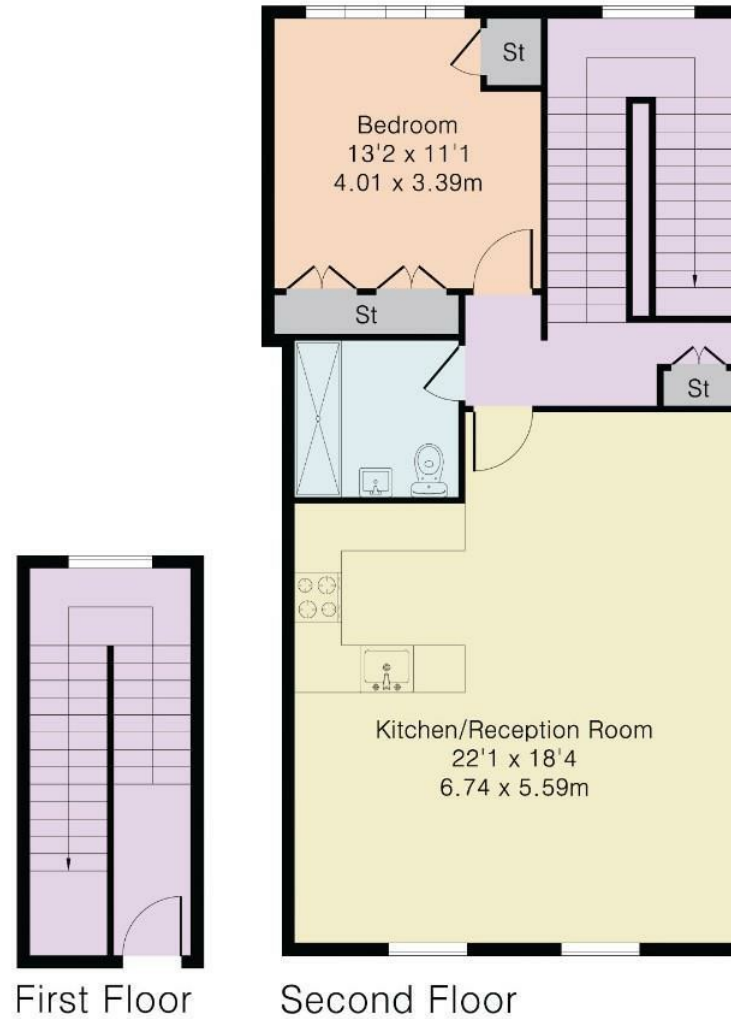
Accessibility: None

Coalfield or mining: No coal mining risk identified

Approximate Gross Internal Area 826 sq ft - 77 sq m

First Floor Area 109 sq ft – 10 sq m

Second Floor Area 717 sq ft – 67 sq m



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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