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Denmark Road, London, SE5 | Guide Price £500,000 to £550,000
Call us today on 020 7708 2002



- Set Over Two Floors
- Two Generously Sized Bedrooms
 - Spacious Living Area
- Family Bathroom & Guest WC
- Great Location for Transport Links
 - 999 year lease
 - 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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Guide Price £500,000 to £550,000

Introducing this spacious two-bedroom flat set over two floors in a great location for transport links and local amenities! Chain free with 999 year lease and zero ground rent.

Entering through your own front door on Denmark Road, going up to the first floor you will find a spacious living area that spans the width of the property, with plenty of space for dining and relaxing or entertaining guests. Separately, you'll find a good-sized kitchen with white wall and base units and space for white goods and plumbing. Also on the first floor is a family bathroom with a three-piece suite and a shower over the bath. There is also a separate guest WC. Upstairs on the second floor are two generously sized bedrooms with sash windows keeping the space bright and airy, the master bedroom being over five meters wide, both with ample space for a double bed and furniture.

The property sits on the edge of Camberwell, bordering Brixton. Myatt's Field with its tennis courts, state-of-the-art play areas, and boutique community café are around the corner. Loughborough Junction station (Thameslink) is a 0.6 mile walk away, with overground services ready to whisk you into Central London. Denmark Hill station is a 0.8 mile walk away, with fast services to Victoria, the South-East coast and the Overground between Clapham Junction and Highbury and Islington via Shoreditch. Camberwell is well known for its art scene and has an ever-growing number of cafes, galleries, bars, and restaurants that attract a real buzz on the weekend. Brixton is now one of London's hottest nightspots and a real foodie haven. Eat cuisine from every corner of the globe before heading out for cocktails.

Tenure: Leasehold

Local council: London Borough of Lambeth

Council Tax: B

Lease length: Currently being created and will be 999 years before completion

Construction: Standard construction

Property type: Flat

Number of floors: 3

Has lift: No

Over commercial premises: Yes

Parking: On Street

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, Mains gas

Heating features: None

Building safety issues: No

Rights and easements

Title TGL181931 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 26 October 2000.

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

Flood risk: To be provided

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

Coastal erosion risk: To be provided

Planning and development: No

Listing and conservation: In a conservation area

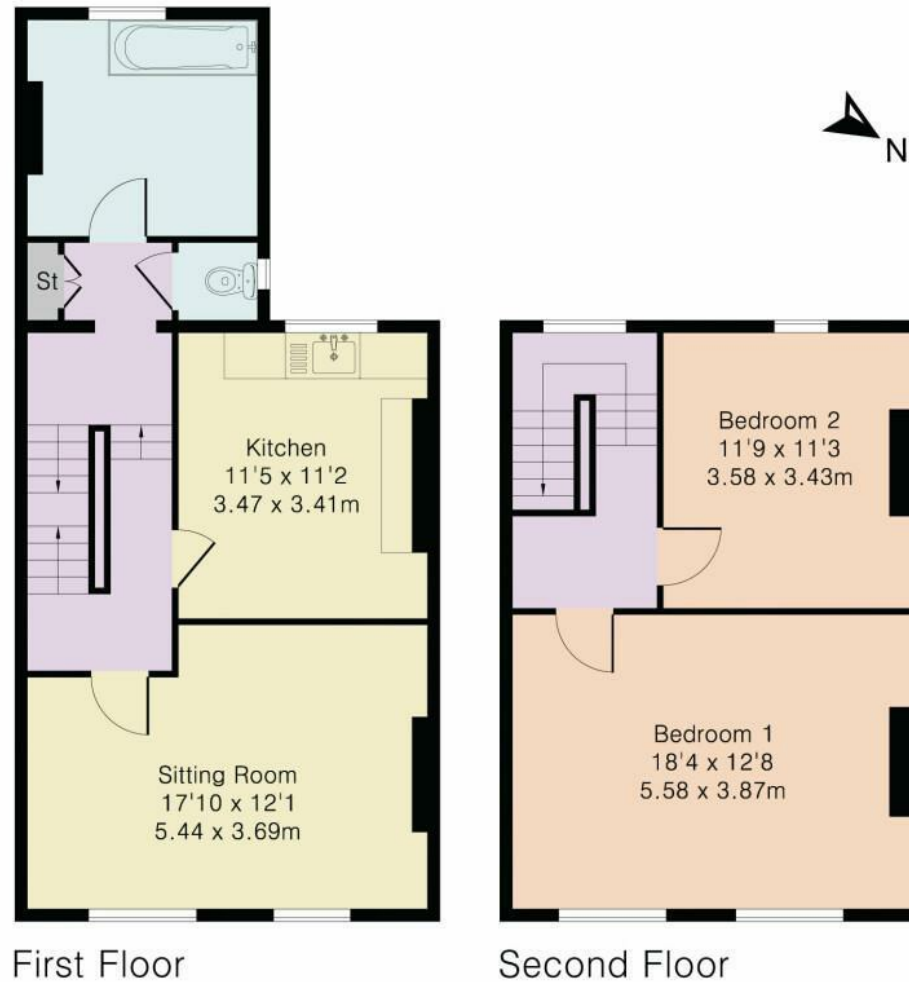
Accessibility: None

Coalfield or mining: No coal mining risk identified

Approximate Gross Internal Area 968 sq ft - 90 sq m

First Floor Area 549 sq ft – 51 sq m

Second Floor Area 419 sq ft – 39 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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