

FOR SALE



Denmark Road, London, SE5

GUIDE PRICE £400,000 Leasehold

 **2**

 **1**


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Property Description

A recently refurbished and spacious two-bedroom first floor flat located on Denmark Road. The property comprises of a bright lounge with steps leading into a modern fully equipped kitchen, a modern three-piece bathroom with a shower over bath and two good sized bedrooms.

The property is located only a short walk to Loughborough Junction (Thameslink & Southeastern) and Denmark Hill Station (Thameslink & Windrush) providing you with excellent transport links across London and to the City, Kings College Hospital is also within a short walk.

Plenty of popular bars, pubs and restaurants are close by on Peckham Road.



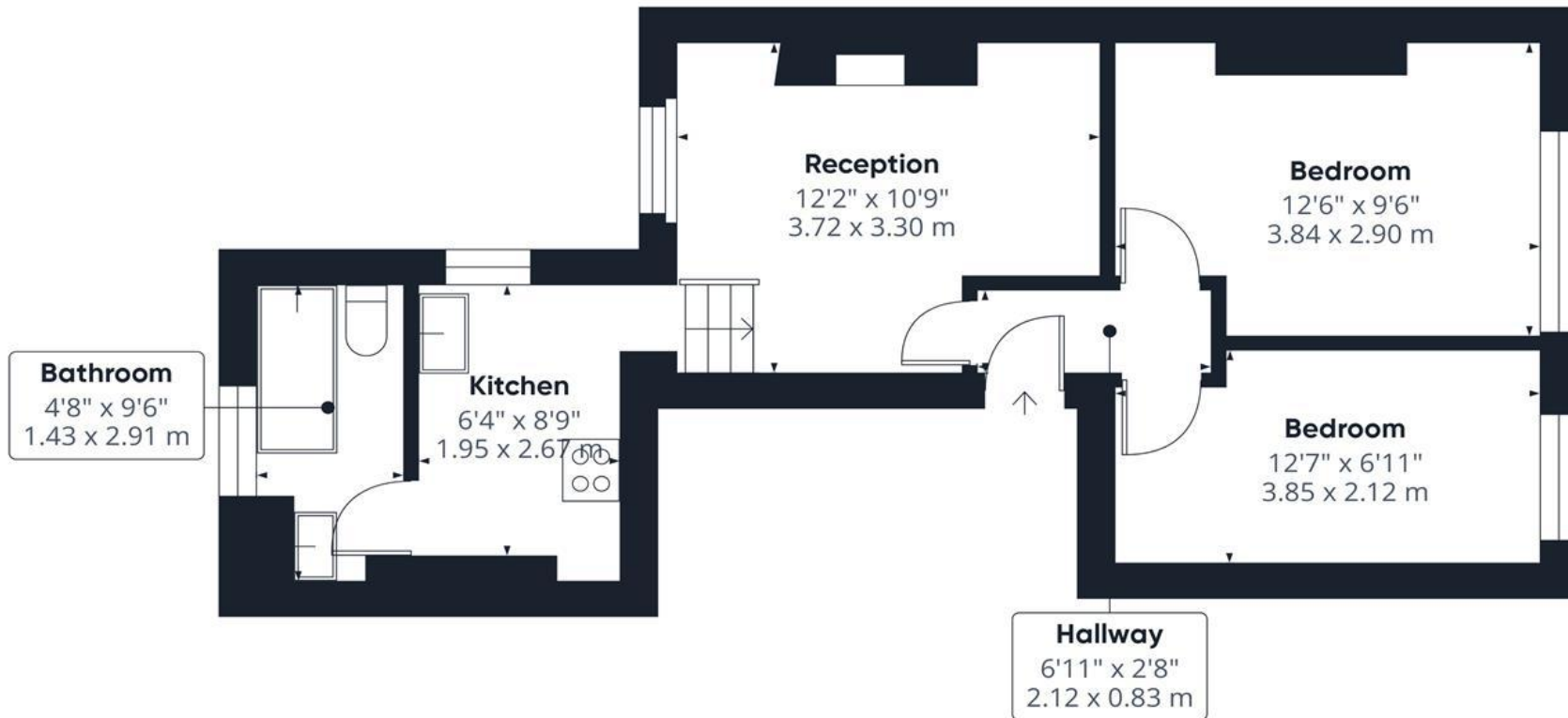
Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		76
55-68 D	64	
39-54 E		
21-38 F		
1-20 G		







Approximate total area^m
435 ft²
40.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 100 years remaining

Service Charge – £400

Ground Rent – £120

Council Tax Band – B

Local Authority – Lambeth Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
No Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

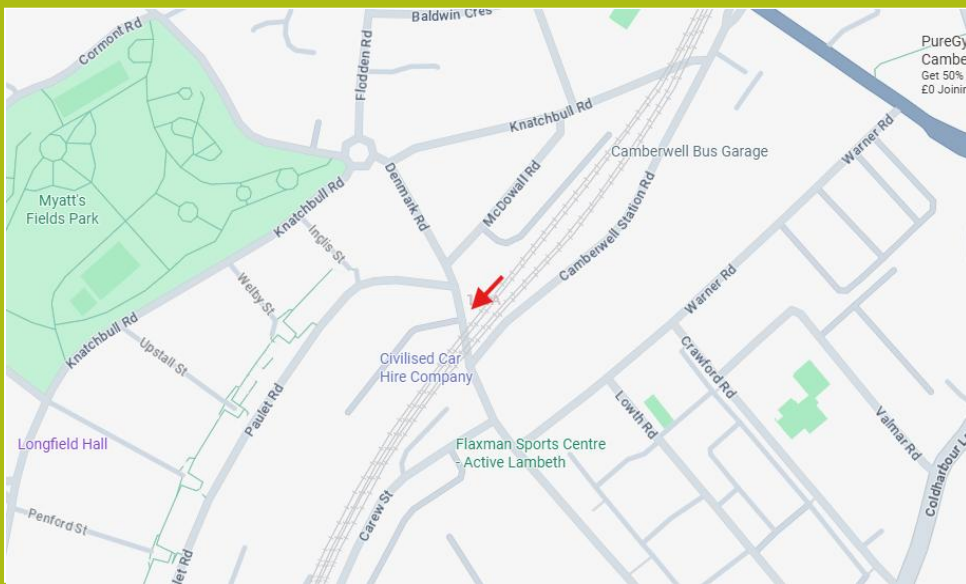


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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