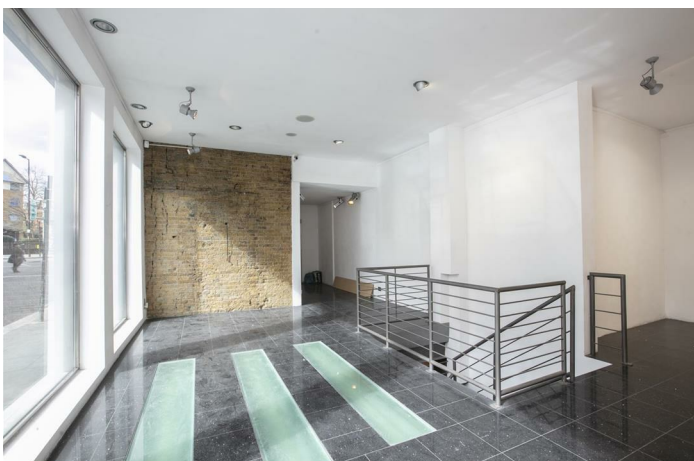


DENMARK HILL, CAMBERWELL, SE5

FREEHOLD

£1,500,000

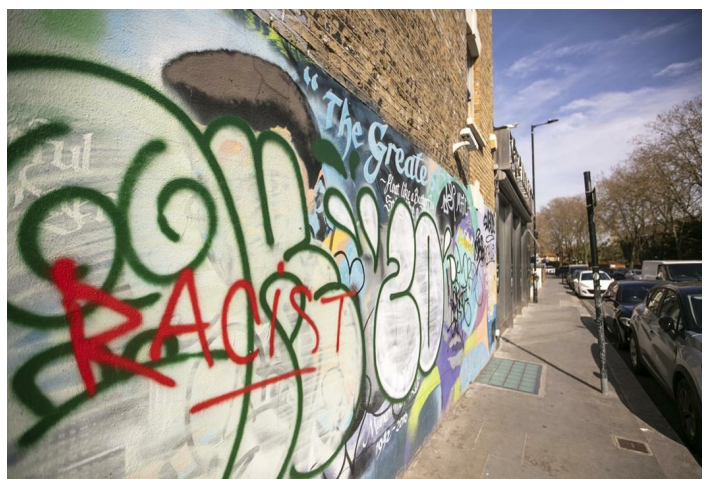
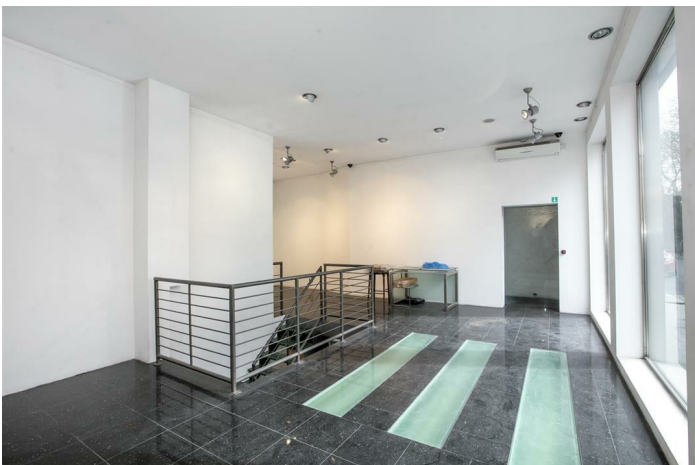


## SPEC

Bedrooms : 4  
Receptions : 2  
Bathrooms : 2

## FEATURES

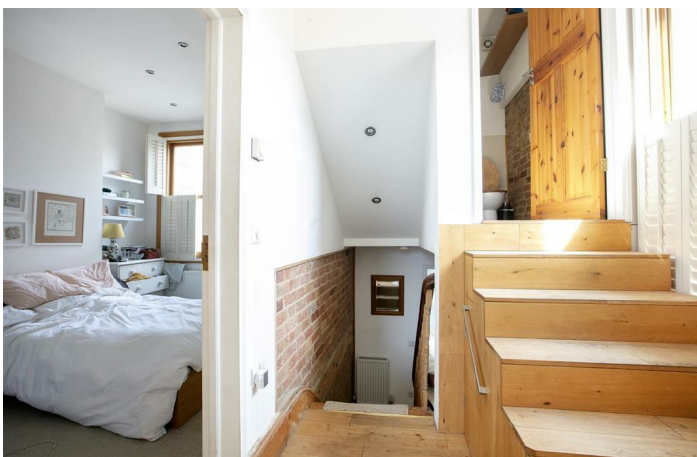
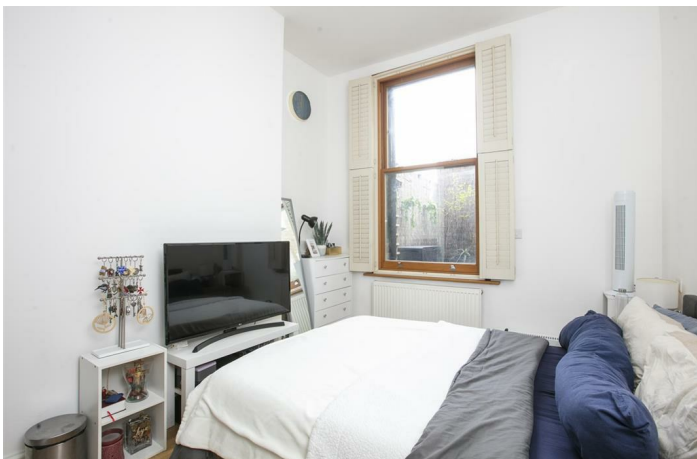
Annual Rental Income of circa £83k  
Split Level Commercial Premises with E Classification  
Three Upper Residential Units  
Superb Location  
Period Features  
Freehold



DENMARK HILL SE5  
FREEHOLD



DENMARK HILL SE5  
FREEHOLD



DENMARK HILL SE5  
FREEHOLD



Perfectly Placed, Mixed Use Victorian Building with Commercial Unit and Three Flats Above - CHAIN FREE.

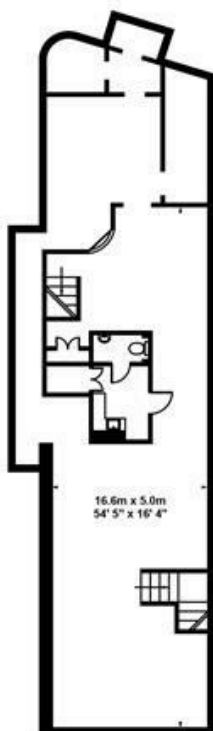
Spanning almost 4000 sqft over four floors, this splendid period building hosts two vast commercial units (formerly a framing shop and gallery), and three separate residential units above. Enjoying an E classification, the building can host a wide range of businesses including everything from shops, restaurants, cafes and industrial, to gymnasiums, clinics and health care. Originally a bakery, the property retains some charming original features including an original dumb waiter and cast iron stove detail in the basement. The property generates an annual income of approximately £83,000. Sitting a pebble's throw from the best of Camberwell, you're close to bars, eateries and bustle! Transport is easy with Denmark Hill Station around 10 minutes walk. Victoria, Elephant & Castle, Blackfriars, Farringdon, Shoreditch and Clapham are all easy as pie!

The first commercial unit is accessed from the front of the building on Denmark Hill. Here you'll enjoy a period feature fireplace, exposed brick wall, large windows and that wonderful original dumb waiter. A sliding opaque glass door leads rear to the second commercial space. Until recently trading as 'GX Gallery' it spans two impressively proportioned floors and has its own entrance on Daneville Road.

The three units above are also accessed from Daneville road, where a ground floor communal entrance leads initially to a neat but functional studio with compact kitchen and shower room. Upward to the first floor you find a one bedroom flat with dual aspect, front-facing reception/kitchen. To the rear of this sits a modern shower room and double bedroom. The second floor hosts a two bedroom flat with another front-facing living area, two rear facing double bedrooms and a raised shower room.

The transport options are good, with a multitude of buses running close by on Camberwell Church Street into the City and the West End. Oval Station (Northern Line zone 2) is walkable in around 20 minutes or easy by bus in around 6. Denmark Hill station (zone 2) for fast, regular services to Blackfriars and London Bridge is a 10 minute walk in the other direction. The London Overground Line offers further services to Shoreditch, Clapham and Islington. The nearby excellent eateries include The Crooked Well and the wonderful Greek Taverna that has entertained rich and famous Camberwell residents for over 40 years. The Hermit's Cave is a fine spot of a pint of black. Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep.

DENMARK HILL SE5  
FREEHOLD



**LOWER GROUND FLOOR**  
Approximate, internal area :  
119.84 sqm / 1290 sq ft



**GROUND FLOOR**  
Approximate, internal area :  
121.80 sqm / 1311 sq ft



**FIRST FLOOR**  
Approximate, internal area :  
54.33 sqm / 585 sq ft



**SECOND FLOOR**  
Approximate, internal area :  
57.68 sqm / 620 sq ft



Approximate, internal area :  
5.22 sqm / 56 sq ft


**TOTAL APPROX FLOOR AREA**


Approximate, internal area : 358.87 sqm / 3862 sq ft

Measurements for guidance only / Not to scale



DENMARK HILL SE5  
FREEHOLD

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

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

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

