



Denmark Hill | London | SE5 8DX

Freehold

£950,000

- Three bedrooms
- Three bathrooms & WC
- Private garden
- Modern décor with period features
- Off street parking
- Walking distance to Ruskin and Brockwell park.
- 0.6 miles from Herne Hill Station
- 0.9 miles from East Dulwich Station
- Within school catchment



Denhill house was formerly a grand detached Victoria house, converted into four freehold houses back in 2010, offering a perfect blend of period features and contemporary comforts. You are welcomed by a stunning open plan kitchen/ dinner & reception space, leading off this is the first bedroom & downstairs bathroom. French doors open onto the private garden. On the first floor there are two further double bedrooms, one with en-suite shower rooms, and a separate family bathroom. The property benefits from off street parking located at the back of the property. An excellent location, bordering Herne Hill, Dulwich Village & Camberwell, easy access for green spaces including Ruskin, Brockwell & Dulwich Park. Catchment for sought after primary and secondary schools, excellent transport links include,



Energy Efficiency Rating

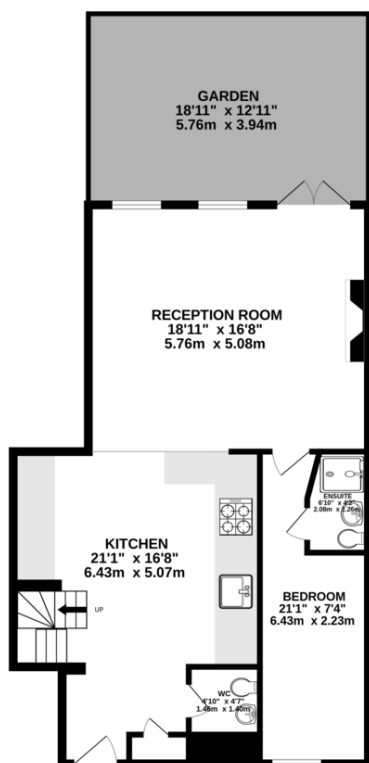
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

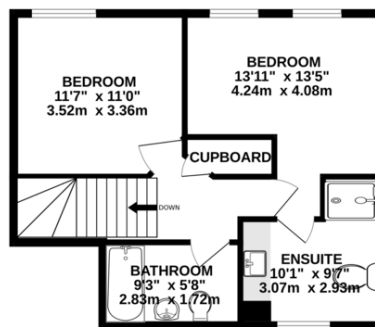
EU Directive
2002/91/EC



GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1475sq.ft. (137.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix C2024

Viewing Arrangements

Strictly by appointment

Contact Details

121 Denmark Hill

London

SE5 8EN

www.urbanvillagehomes.co.uk

sales@urbanvillagehomes.com

020 3519 9121

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