

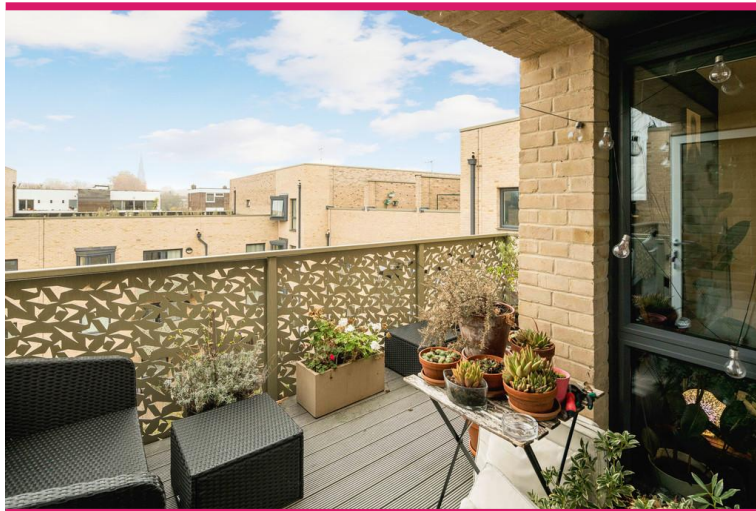


Horsnell Close | London | SE5 7FW

Leasehold

£425,000

- One double bedroom
- Open plan
- Private balcony
- Long lease
- Plenty of storage
- Bike storage
- Communal Garden
- Denmark Hill Station
- Local amenities
- Excellent bus routes

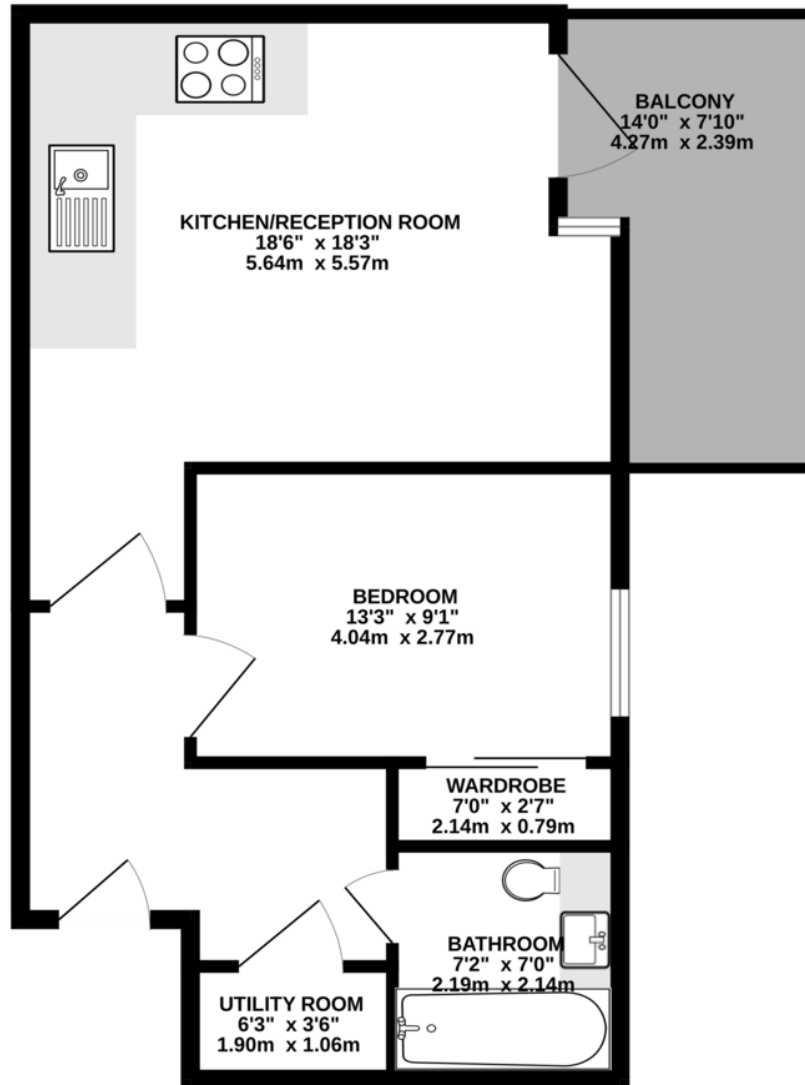


Spacious one-bedroom apartment on the third floor of a recently built, well-maintained development, the property is offered in immaculate condition. It is perfect for first-time buyers who want easy access to central London and numerous amenities within walking distance. The property is 559sqft, featuring an excellent layout for socialising, including an open-plan kitchen/reception room, a plush bathroom, a bedroom with built-in storage, and a lovely balcony to enjoy views of St Giles Church. The building offers residents the use of a communal garden and secure bicycle storage. The development is ideally situated between Camberwell and Elephant & Castle, with the trendy Peckham Rye also nearby. City transport is easily accessible, with several links into the city from Elephant and Castle and Denmark Hill.



| Energy Efficiency Rating                    |                                                                                                    |           |
|---------------------------------------------|----------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                            | Potential |
| Very energy efficient - lower running costs |                                                                                                    |           |
| (92+) A                                     |                                                                                                    |           |
| (81-91) B                                   | 83                                                                                                 | 83        |
| (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  |           |

THIRD FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560sq.ft. (52.0 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.  
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## Viewing Arrangements

Strictly by appointment

## Contact Details

121 Denmark Hill

London

SE5 8EN

[www.urbanvillagehomes.co.uk](http://www.urbanvillagehomes.co.uk)

[sales@urbanvillagehomes.com](mailto:sales@urbanvillagehomes.com)

020 3519 9121

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements