



**HUNTERS**<sup>®</sup>  
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Denmark Road, London, SE5 | Offers In Excess Of £450,000  
Call us today on 020 7708 2002



- Two Bedrooms
- Split Level
- Two Bathrooms
- 1930s Factory Conversion
- Lease Length: 102 Years Remaining
- Service Charge: £1,700 PA
- Ground Rent: £250 PA

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	

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

Sellers comments - "As a couple we have loved living in Camberwell and have absolutely loved this home. The building has a great community and it's been so important to us to have such friendly neighbours over the years. There are so many amazing restaurants and pubs just minutes away that we've enjoyed and since growing our family we have particularly loved spending time in Myatts field and Ruskin Park. We will miss Camberwell and the amazing community as we move on and expand our family."

A two-bedroom split level apartment with two bathrooms in a charming 1930s factory conversion close to the delightful Myatt's Field!

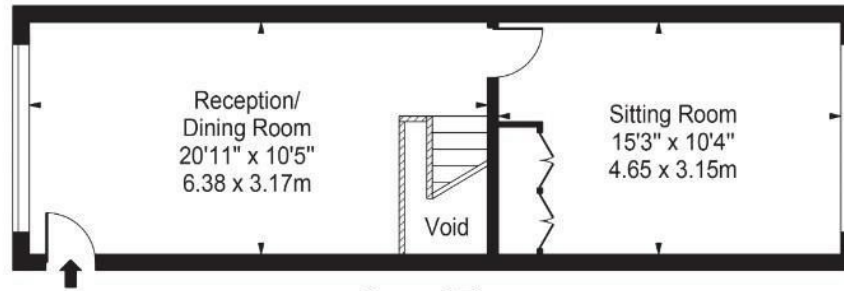
On the first floor you'll find two reception rooms, both of a good size allowing for a separate dining room and living room, perfect for entertaining guests or for a family meal. On the lower ground floor you'll find the modern kitchen with a good range of neutral wall and base units, butchers block work tops, an integrated oven and hob with a tiled splash back. There are two good sized bedrooms, both with ample room for a double bed and additional furniture and both benefit from built in wardrobes. The master bedroom has an ensuite shower room, a sink and a WC and is finished with modern tiling. There is a family bathroom with a three-piece suite complete with a shower over the bath, a sink and a WC and is finished with the same modern tiling as the ensuite.

Myatt's Field (0.2 miles away) with its tennis courts, state-of-the-art play areas, and boutique community café are around the corner. Brixton tube station (Victoria line) is your nearest tube (1.2 miles), Loughborough Junction station (Thameslink) is the nearest (0.5 miles) overground service and Denmark Hill station (0.7 miles), with services fast to Victoria and the South-East coast and the Overground between Clapham Junction and Highbury and Islington via Shoreditch. Oval station is 1 mile away offering the Northern Line. 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.

Tenure: Leasehold  
Council Tax band: E  
Authority: London Borough of Southwark  
Lease length: 102 years remaining (Started in 2003 with a lease of 125 years.)  
Ground rent: £250 per annum  
Review period: Every 25 years, increasing by £250  
Service charge: £1,700 per annum  
Construction: Standard construction  
Property type: Flat  
Number of floors in building: 4  
Entrance on floor: Ground  
Has lift: No  
Over commercial premises: No  
Parking: On street, permit required  
Electricity: Mains electricity  
Water and drainage: Connected to mains water supply  
Mains surface water drainage: Yes  
Sewerage: Connected to mains sewerage  
Heating: Ceiling heating and electric radiators  
Building safety issues: None  
Lease restrictions: None  
Public right of way through and/or across your house, buildings or land: No  
Flood risk: yes - surface water  
History of flooding: No  
Planning and development: None  
Listing and conservation: None  
Accessibility: None  
Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Denmark Road, SE5 9JL  
Approx. Gross Internal Area 948 Sq Ft - 88.07 Sq M 



Ground Floor



Lower Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

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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