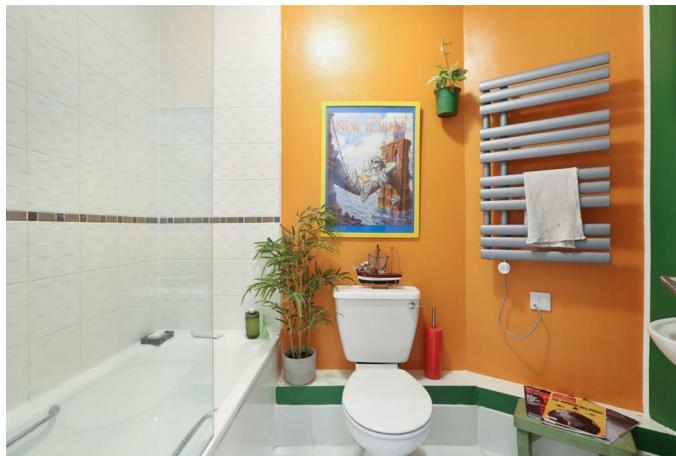




HUNTERS®
HERE TO GET *you* THERE

Denmark Road, London, SE5 | £475,000
Call us today on 020 7708 2002



- Two Bedroom Apartment
- 1930s Factory Conversion
- Two Bathrooms
- Lease Length: 102 Years Remaining
- Service Charge: £2754 PA
- Ground Rent: £250 PA (Subject to Increase)

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

A modern and contemporary two-bedroom apartment in a charming 1930s factory conversion, close to Myatt's Field park!

Internally you are presented with a generously sized open plan reception room with plenty of space for relaxing and for a dining table and chairs. The open plan kitchen area creates the perfect space for hosting guests and has grey high gloss wall and base units and a complementary work top and a built-in oven and hob. Both bedrooms are of a good size, with plenty of space for a double bed and for additional furniture. The master bedroom benefits from an ensuite shower room, with a sink and a WC and has a chic green feature wall and white tiling in the shower cubicle and the floor. There is also a family bathroom with a three-piece suite complete with a shower over the bath, a sink and WC and features contemporary painted walls. The property further benefits from hallway storage.

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. Eat cuisine from every corner of the globe before heading out for cocktails.

Sellers comments - The flat is located in the heart of vibrant Camberwell, full of great restaurants, coffee shops and bars. We are close to two large parks, with the beautiful Myatts Fields also only a two minute walk away. The apartment block has a great community and our neighbours have been so helpful and friendly. We have loved our time here.

Tenure: Leasehold

Council Tax band: D

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: Doubling every 25 years

Service charge: £2754 per annum

Construction: Standard construction

Property type: Flat

Number of floors in building: 3

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: Individual room heaters

Building safety issues: None

Lease restrictions: Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

Public right of way through and/or across your house, buildings or land:

No

Flood risk: Low - surface water

History of flooding: No

Planning and development: None

Listing and conservation: None

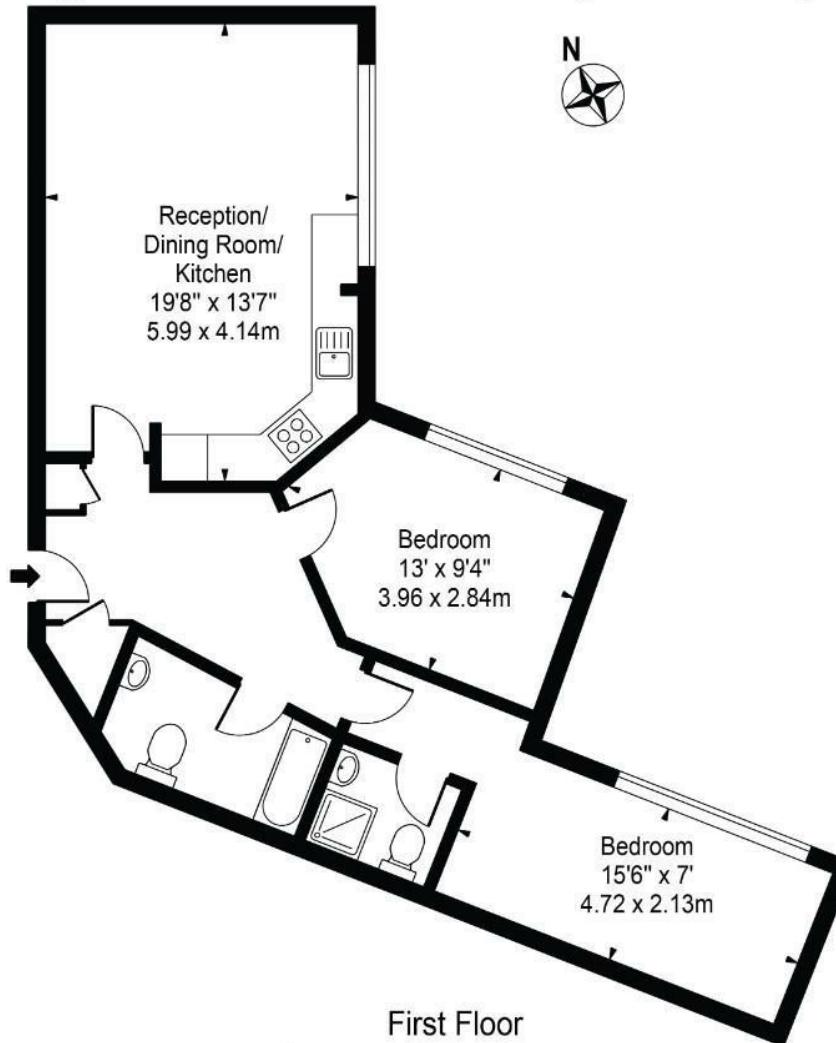
Accessibility: None

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 694 Sq Ft - 64.47 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
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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