

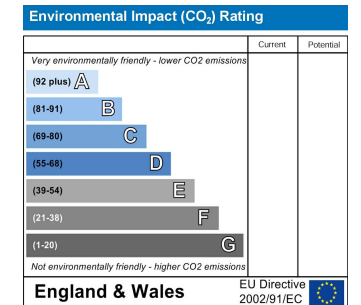
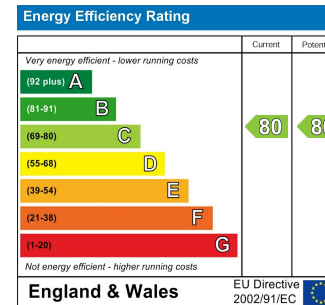


**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Denmark Hill, London, SE5 | Guide Price £400,000 to £425,000  
Call us today on 020 7708 2002



- Two Bedroom Apartment
- Grade II Georgian Building
  - Well Finished
- Lease Length: To be extended to 172 years prior to completion
- Service Charge: £3,413.03 PA
- Ground Rent: £9.96 PA



Guide Price £400,000 to £425,000

A well-presented two-bedroom apartment with a smart and stylish finish, on the top floor of a Georgian conversion in the heart of Camberwell!

Sellers comments - "We've loved living here — it's a rare combination of being moments from everything Camberwell has to offer (brilliant restaurants, the farmers' market, green spaces and saunas) while feeling like a genuine retreat from London. Being on the top floor with thick old walls means it's incredibly secure, quiet, and private, which is hard to find this close to the centre of the city."

The kitchen diner is a standout feature of this home, with a central island that has a built-in oven and hob and also functions as a breakfast bar, creating the perfect space to entertain guests. The kitchen itself is a timeless style with a good range of white high gloss wall and base units and some open shelving, butchers block work tops and a partial green tiled splash back. The dining area has space for a good-sized family dining table and chairs. There is a good-sized reception room, with plenty of space for relaxing and benefiting from a storage cupboard built into the eaves. There are two good sized bedrooms, both with space for a double bed and additional furniture. The chic and stylish bathroom has a bath and a separate shower cubicle, a WC and a sink with storage underneath and has been finished with dark green metro tiled walls and a decorative floor tile. The property is finished to a high standard and has neutral décor and wood effect flooring throughout. The property further benefits from an allocated parking space on the driveway and a communal garden area.

Located in the heart of Zone 2 with the buzz and excitement of Camberwell on your doorstep. Access to the City and West End is easy from Denmark Hill (0.3 mile walk away) or Loughborough Junction Station (0.6 mile away) for fast and frequent services to Victoria, London Bridge, St Pancras and Blackfriars, while nearby bus routes offer fast and frequent 24-hour services to all four corners of the city. The award-winning Ruskin Park is located 0.2 miles away with its community sauna, children playground and tennis courts.

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 88 years remaining (To be extended to 172 years prior to completion)

Ground rent: £9.96 per annum

Review period: Not subject to increase

Service charge: £3,413.03 per annum

Construction: Standard construction

Property type: Flat

Number of floors in building: 2

Entrance on floor: 2

Has lift: No

Over commercial premises: No

Parking: Driveway, allocated

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating

Building safety issues: None

Lease restrictions: None

Public right of way through and/or across your house, buildings or land: No

Flood risk: No

History of flooding: No

Planning and development: None

Listing and conservation: Grade II listed building

Accessibility: None

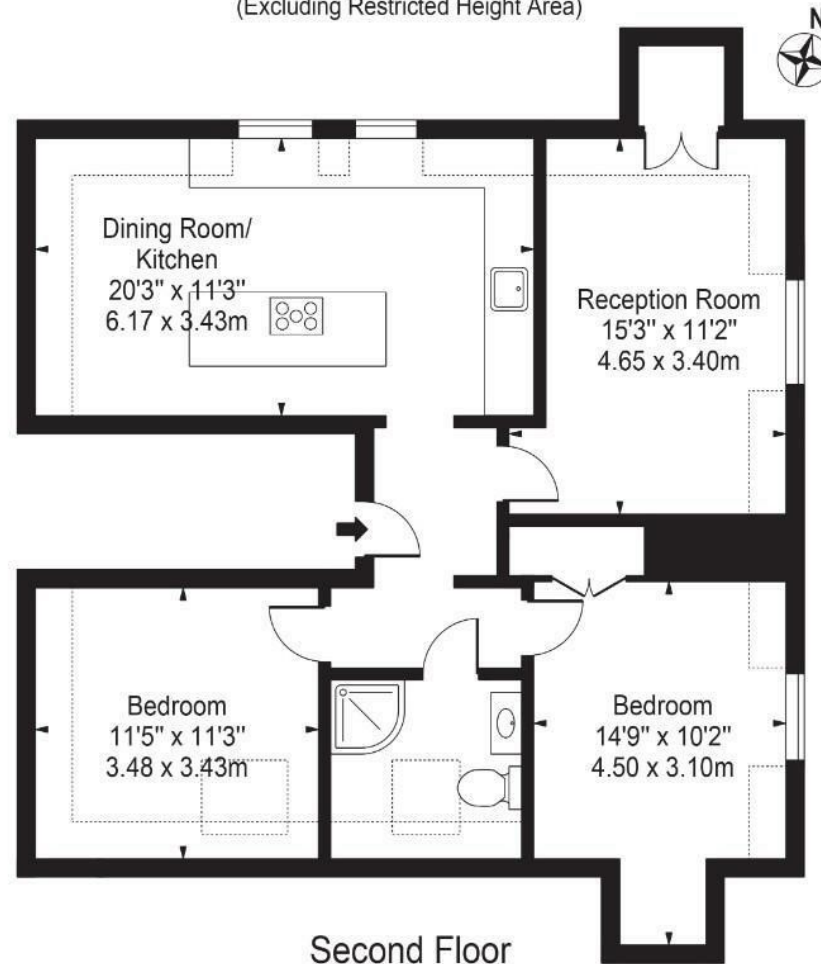
Mining: No coal mining risk identified

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 Hill, SE5 8AA

Approx. Total Internal Area 821 Sq Ft - 76.27 Sq M  
(Including Restricted Height Area)

Approx. Gross Internal Area 684 Sq Ft - 63.55 Sq M  
(Excluding Restricted Height Area)



Second 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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