

HUNTERS®
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Denmark Hill Estate, London, SE5 | Asking Price £375,000
Call us today on 020 7708 2002







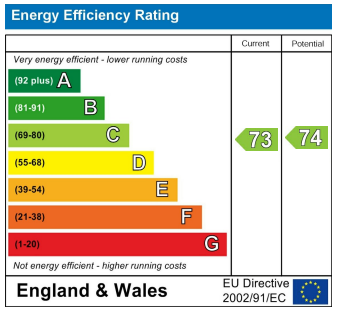


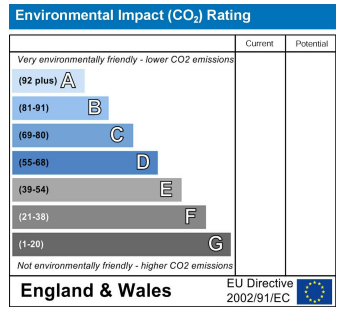






- Three Bedrooms
- Purpose Built
- Private Balcony
- Lease Length: 103 Years Remaining
- Service Charge: £2,556.53 PA
- Ground Rent: £10 PA





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A three-bedroom purpose-built flat for sale near Denmark Hill and East Dulwich, featuring a private balcony, spacious reception room and excellent transport links, with local shops, parks and amenities nearby.

The reception room provides a comfortable space for both relaxing and entertaining, featuring an electric fireplace, ideal for adding a cosy focal point during the cooler months. Built-in shelving and storage within the alcoves make practical use of the space while offering convenient storage solutions. The kitchen is fitted with white wall and base units, complemented by granite-effect worktops, a built-in oven and hob, a metro-tiled splashback and large-format floor tiles. The private balcony is accessed directly from the kitchen, providing an additional outdoor space to enjoy. The property offers three bedrooms, each finished in neutral décor with laminate flooring, providing versatile accommodation to suit a variety of needs. The bathroom features modern tiling, a bath with an overhead shower and a wash basin with useful storage beneath. A separate WC adds further practicality to the layout.

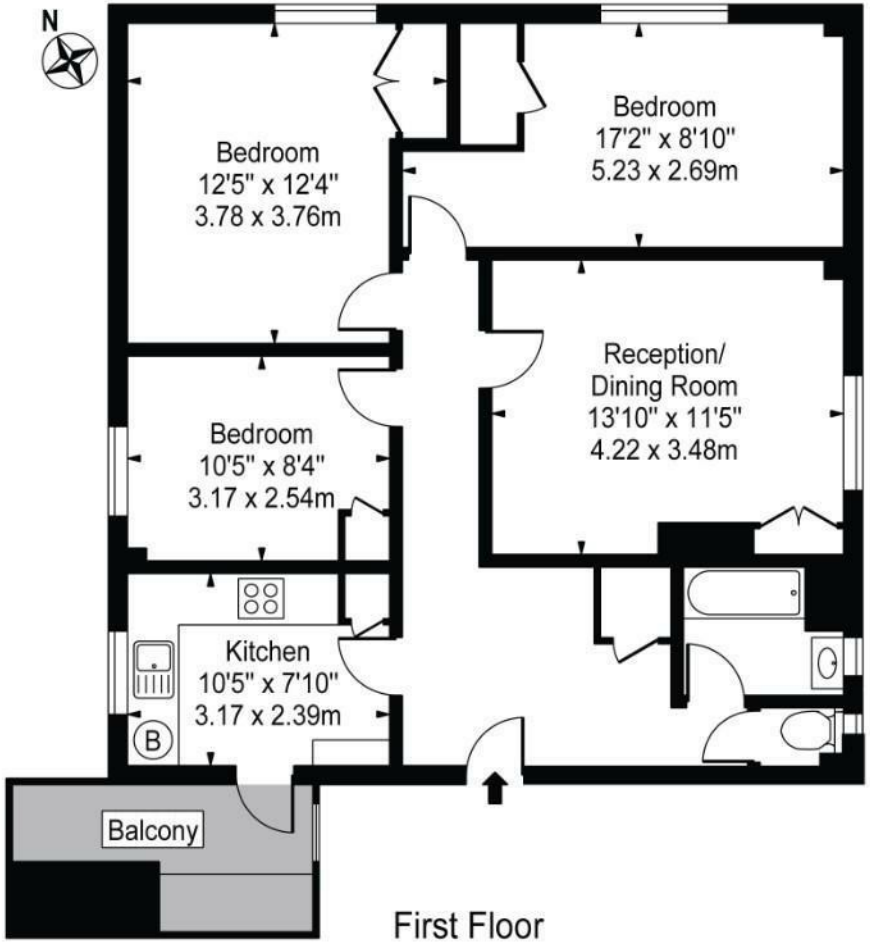
The property is in a quiet residential area just 0.7 miles from Denmark Hill Station with connections to London Victoria and you also have the Thameslink into the City and the Overground between Clapham Junction and Highbury and Islington via Shoreditch and East Dulwich is located 0.7 miles away. There is a cut-through to the large Sainsburys (0.5 miles), just behind the playing fields, so you don’t have far to go with your weekly shop. Just beyond that you are onto Lordship Lane which offers a cinema, leisure complex and fantastic shops and restaurants. This location really is one of those rare London gems. It is both quiet and green whilst still enjoying everything Zone 2 South London has to offer.

Tenure: Leasehold
Council Tax band: C
Authority: London Borough of Southwark
Lease length: 103 years remaining (Started in 2004 with a lease of 125 years.)
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £2,556.53 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 4
Entrance on floor: 1
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: 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: Works to other blocks of flats in the development
Listing and conservation: No
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.

Matlock Court,
Denmark Hill, SE5 8ES

Approx. Gross Internal Area 815 Sq Ft - 75.72 Sq M



First Floor

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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