



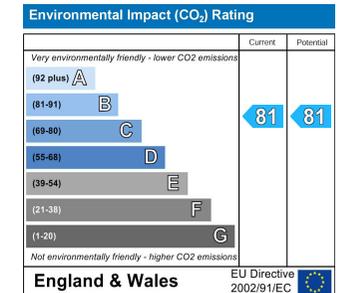
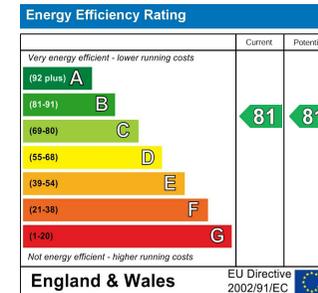
**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Denmark Road, London, SE5 | £400,000  
Call us today on 020 7708 2002



- Three Bedroom Apartment
  - Private Balcony
- Modern Kitchen and Bathroom
- Lease Length: 89 Years Remaining
  - Ground Rent: £10 PA
  - Service Charge: £1,700 PA



A well-presented three-bedroom apartment with a private balcony located in the heart of Camberwell -LEASE WILL BE EXTENDED SUBJECT TO OFFER!

Internally you are presented with a spacious reception room, with plenty of space for relaxing, finished with wood effect flooring, neutral décor and a feature fireplace. The reception room has double doors opening onto the balcony, providing the room with ample natural light. The balcony has space for a small table and chairs making it the perfect spot to enjoy a coffee in the morning or glass of wine in the evening. The smart kitchen has white high gloss, handleless wall and base units keeping the space sleek, wood effect work tops, a metro tiled splash back and built in appliances. There are three bedrooms, all carpeted and with built in storage and finished with neutral décor. There is a modern bathroom with a three piece suite complete with a shower over the bath, a WC and a sink with storage underneath. It has been finished with white metro tiling with a black border and complementary black floor tiles.

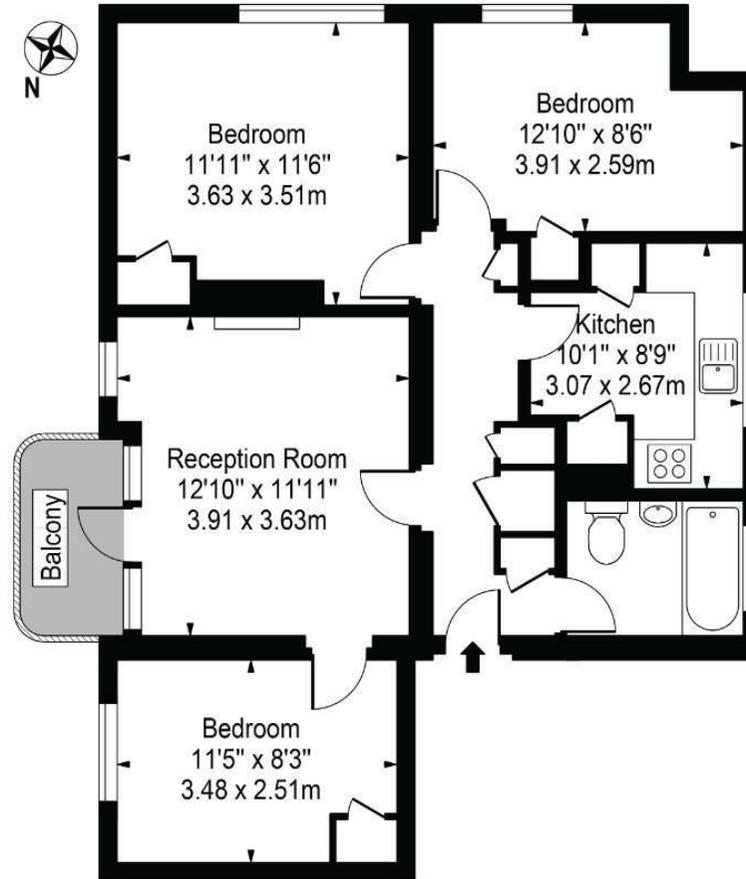
Your nearest train station is Loughborough Junction (0.5 miles away) – for connections to Kings Cross and Thameslink Services. Or walk down to Coldharbour Lane (0.1 miles away) and Camberwell Green (0.5 miles away) for plentiful bus connections to Oval (Northern Line), Elephant & Castle (Bakerloo) and all the major train stations. Brixton underground station is 1.2 miles away offering the Victoria Line. Enjoy Camberwell's eclectic arts scene on the weekends (Camberwell Arts Festival is a major attraction in June), its quirky delis, café bars, restaurants, library, and Saturday farmers' market on revamped Camberwell Green. The stunning Myatt's Fields Park is 0.3 miles away and well worth a visit, it is a hidden gem of a park.

Tenure: Leasehold  
Council Tax band: C  
Authority: London Borough of Lambeth  
Lease length: 89 years remaining (Started in 1990 with a lease of 125 years.) Will extend to 179 subject to offer.  
Ground rent: £10 per annum  
Review period: Not subject to increase  
Service charge: £1,700 per annum  
Construction: Standard construction  
Property type: Flat  
Has lift: No  
Over commercial premises: No  
Parking: On estate, 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: 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.

# Mercia House, SE5

Approx. Gross Internal Area 732 Sq Ft - 68.01 Sq M



## 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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