

HUNTERS®
HERE TO GET *you* THERE

Denmark Hill, London, SE5 | Guide Price £300,000 to £325,000
Call us today on 020 7708 2002

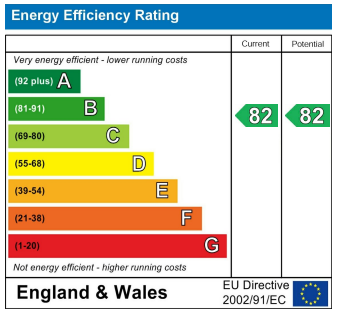


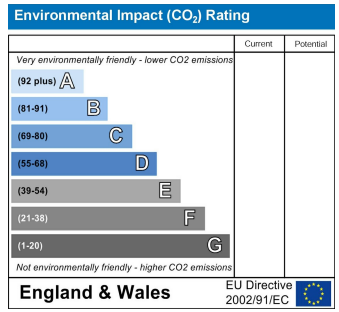






- Modern and Well Presented
- One Bedroom Apartment
- Private Balcony
- Lease Length: 105 Years Remaining
- Service Charge: £2,313.97 PA (Inc £718 sinking fund contribution)
- Ground Rent: £350 PA





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A modern and well presented one bedroom apartment with a private balcony overlooking the delightful Ruskin Park, 0.1 miles from Denmark Hill station and secure bike storage.

Internally you are presented with a semi open plan reception room, with stairs diving the room creating a natural area for relaxing and separately for a small dining table and chairs. The living area has a Juliet balcony allowing for plenty of natural light and the main balcony is accessed via the kitchen area, making the perfect spot to dine al fresco in the warmer months or plant your own herb garden. The sleek kitchen area has a good range of white, high gloss wall and base units, contrasting work tops, a white metro tiled splash back and built in appliances. The bedroom is of a good size with plenty of space for a double bed and additional furniture, keeping the space bright with another Juliet balcony. There is a modern bathroom with a three-piece suite complete with a shower over the bath, a WC and a sink and it has been finished with large format tiles on the floor and walls. The property further benefits from secure bike storage.

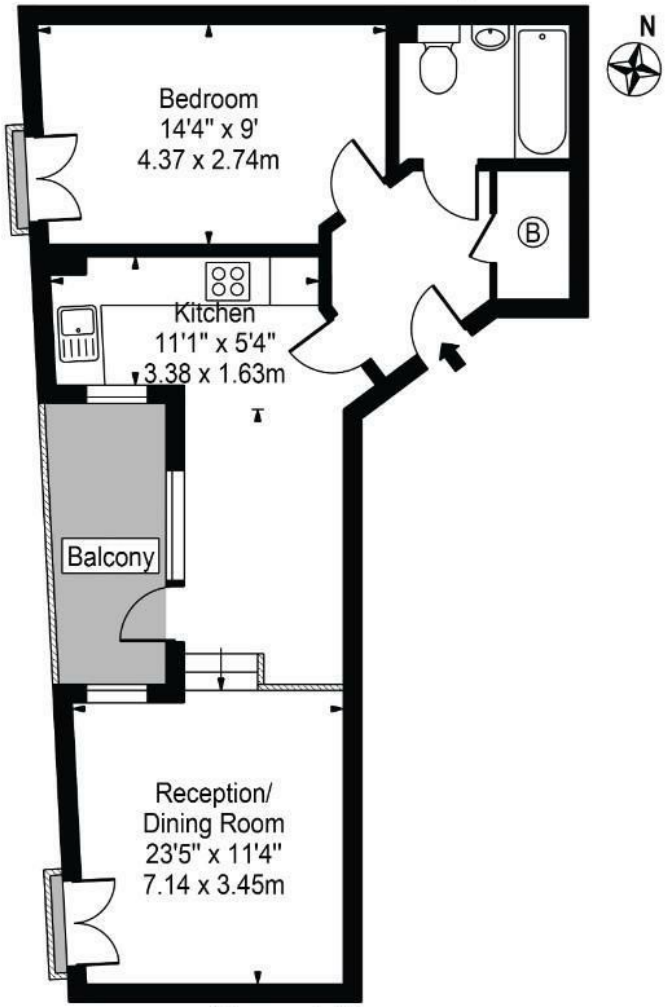
The property is above a Tesco Express for added convenience. Denmark Hill train station is 0.1 miles away and will get you to Victoria or you can also hop on to Thameslink services from here and East Dulwich train station is 0.8 miles away providing connections to London Bridge. On the weekends, enjoy the greenery, café, play areas and community gardens of Ruskin Park (0.1 miles) and the bars, restaurants, leisure centre (with pool) and Saturday farmers' market in arty Camberwell.

Tenure: Leasehold
Council Tax band: D
Authority: London Borough of Southwark
Lease length: 105 years remaining (Started in 2006 with a lease of 125 years.)
Ground rent: £350 per annum
Review period: Not subject to review
Service charge: £2,313.97 per annum (Inc £718 sinking fund contribution)
Construction: Standard construction
Property type: Flat
Number of floors in building: 4
Entrance on floor: 2
Has lift: Yes
Over commercial premises: Yes
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: No
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: 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.

Denmark Hill, SE5 8EJ

Approx. Gross Internal Area 505 Sq Ft - 46.92 Sq M



Second 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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