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Denmark Hill, London, SE5 | Auction Guide £1,000,000  
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An Attractive Victorian Building with a Duplex Commercial Unit and Two Flats Above. Occupying a Corner Plot in Central Camberwell – For Sale via Auction.

Spanning 3760 sqft over four floors, this period building hosts two vast commercial units running over two floors, formerly used as a gallery and framing shop and had extensive refurbishment works done during their ownership, with separate residential units above.

Both flats above can be accessed from Daneville Road, with a ground floor entrance. On the first floor you will find a one-bedroom flat, and internally you are presented with a spacious open plan kitchen and reception room, with space to relax and entertain guests. Adjacent you will find the shower room and a double bedroom finished with wood flooring and neutral décor. The second floor hosts a two-bedroom flat with an open plan kitchen and reception, with two double bedrooms and a raised shower room.

2 bed flat currently £1450.00 PCM - 1 year rolling AST – existing tenancy, contact agent for up-to-date lettings forecasts.

1 bed flat currently £1400.00 PCM - 1 year rolling AST - existing tenancy, contact agent for up-to-date lettings forecasts.

Denmark Hill is well-connected by both rail and bus services, making it convenient for commuters and travellers. Denmark Hill station is only a 0.5 mile walk and provides excellent connections via National Rail and London Overground services. Thameslink and Southeastern services connect Denmark Hill to key London hubs such as London Victoria, Blackfriars, and St. Pancras International. The London Overground offers links to Clapham Junction, Canada Water (for connections to Canary Wharf), and Shoreditch High Street. Camberwell is a culturally diverse area with a rich history and a strong arts community. It's home to several art galleries, studios, and cultural institutions, including the renowned South London Gallery and the Camberwell College of Arts. This attracts a creative crowd, giving the area a vibrant and eclectic atmosphere. The vicinity around Denmark Hill has a variety of restaurants, cafes, and pubs. You'll find a mix of local eateries offering everything from classic pub food to international cuisine. For shopping, there are small independent stores, convenience stores, and grocery options like Morrisons in Camberwell Green and Lidl nearby. The area offers easy access to parks and green spaces. Ruskin Park is just a short walk from Denmark Hill and is a lovely spot for jogging, picnics, and enjoying views of London. Burgess Park, a larger park, is also nearby, providing extensive open space, a lake, sports facilities, and scenic walking routes. One of the key landmarks on Denmark Hill is King's College Hospital, a major teaching hospital with a wide range of services. This makes the area popular for healthcare professionals and students associated with the hospital and nearby medical schools.

<https://www.iamsold.co.uk/property/f9dba619857b454fa422c1b4edfc4c01/>

#### Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold Ltd).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

# Denmark Hill, SE5 8RS

Approx. Gross Internal Area 3760 Sq Ft - 349.31 Sq M N 



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 ©2024.

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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