





- A Three or Four Bedroom Apartment
- One or Two Reception Rooms
- Two Balconies
- Modern Kitchen and Bathroom
- Set in the Popular Denmark Hill Estate
- Lease Length: 103 Years Remaining
- Service Charge: £3,124.53 PA
- Ground Rent: £10 PA (Not Subject to Increase)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

A three or four bedroom apartment with one or two reception rooms and two balconies set in the popular Denmark Hill Estate!

Internally you are presented with a good sized reception room, with plenty of space for relaxing and double doors opening onto a small balcony area keeping the space bright with natural light. There is a modern and smart kitchen with cream wall and base units with contrasting black hardware, marble effect work tops, a built-in oven and hob and trendy herringbone effect style flooring. The kitchen leads directly onto the balcony, the perfect spot for your morning coffee or enjoying a glass of wine. There are three or four bedrooms, the fourth bedroom being a dining room/second reception room depending on how you want it set up. All four rooms are of a good size, with space for a double bed and additional furniture, some benefitting from built in storage. The modern bathroom has a three-piece suite, complete with a shower over the bath and is finished with large white wall tiles and contrasting floor tiles. The property further benefits from an additional WC for added convenience and built in storage in the hallway.

Denmark Hill Estate is a quiet residential area just 0.5 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. There is a cut-through to the large Sainsburys (0.6 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, including Franco Manca's pizzeria (1.1 miles) and the famous Moxon's fishmongers (1.1 miles). 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: £3,124.53 per annum

Section 20 Notice:

Construction: Standard construction

Property type: Flat

Number of floors in building: 5

Entrance on floor: 4

Has lift: Yes

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: Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

The registered Lease is made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

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

Flood risk: No

History of flooding: No

Planning and development: Roof repairs currently taking place on building opposite

Listing and conservation: No

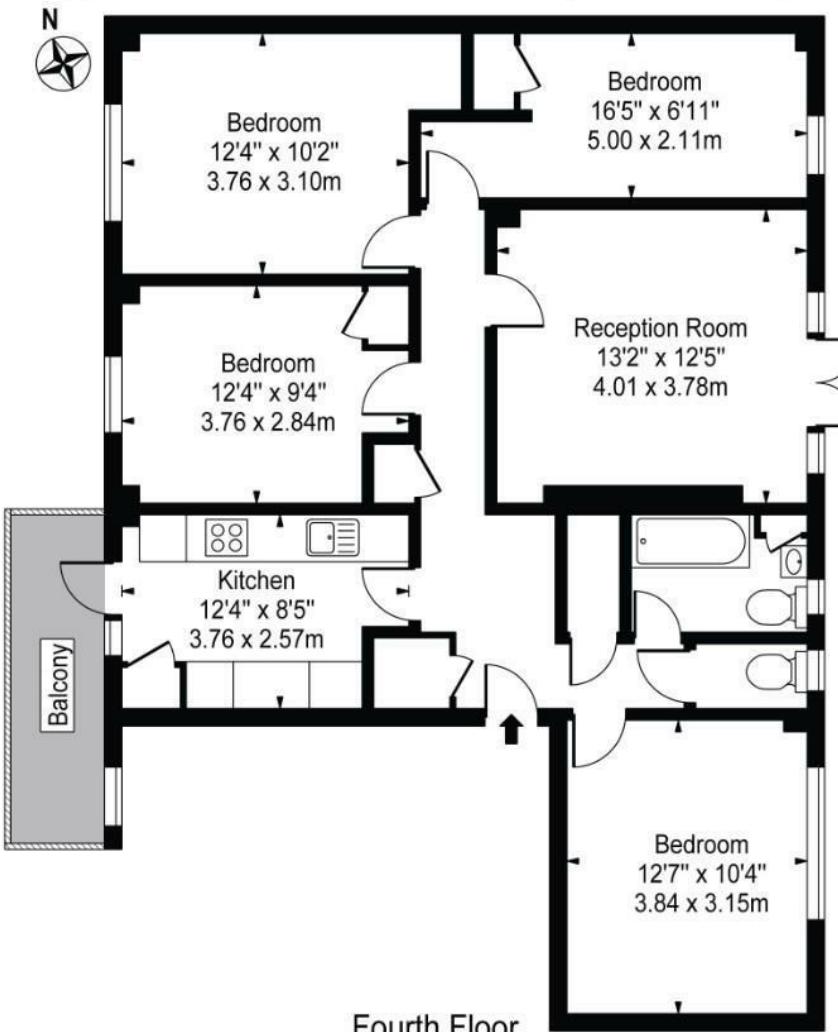
Accessibility: Lift access, lateral living

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.

Swinburne Court, SE5 8ER

Approx. Gross Internal Area 973 Sq Ft - 90.39 Sq M



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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