

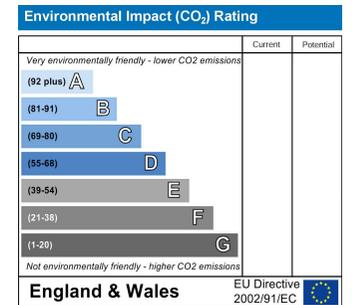
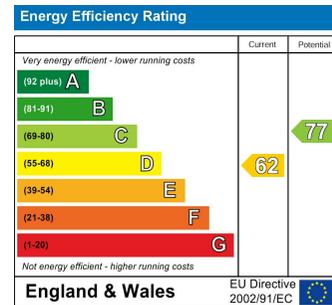


**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Denmark Hill, London, SE5 | £550,000  
Call us today on 020 7708 2002



- Three Bedroom Maisonette
  - Victorian
  - Set Over Three Floors
- Lease Length: 146 Years Remaining
- No Ground Rent or Service Charge



A three-bedroom Victorian maisonette set over three floors, that is well presented throughout and located in the heart of Camberwell!

On the first floor you are presented with a timeless style kitchen with cream wall and base units and antique brass fittings, quartz work tops, a butler's style sink and an integrated oven and hob. The reception room is of a generous size with space for relaxing and for a dining table and chairs. The room has two large windows offering ample natural light, a feature fireplace and shelving built into the alcoves. Both the kitchen and reception benefit from solid timber floor boards.

On the second floor you'll find the master bedroom, spanning the width of the property it has ample space for a king size bed and additional furniture. There is another pretty feature fireplace giving the room character and built in wardrobes. The bathroom is finished in a classic style with powder blue and cream striped tiling and has a three-piece suite complete with a shower over the bath, a sink and a WC. The washing machine is also located in the bathroom for space saving and convenience. On the top floor you'll find a further two bedrooms, both bright spaces finished with wooden flooring.

Located in the heart of Zone 2 with the buzz and excitement of Camberwell on your doorstep. Access to the City and West End is easy from Denmark Hill (0.4 mile walk away) or Loughborough Junction Station (0.6 mile away) for fast and frequent services to Victoria, London Bridge, St Pancras and Blackfriars, while nearby bus routes offer fast and frequent 24-hour services to all four corners of the city. The award-winning Ruskin Park is located 0.4 miles away with its community sauna, children playground and tennis courts.

Tenure: Leasehold  
Council Tax band: C  
Authority: London Borough of Southwark  
Lease length: 146 years remaining (Started in 2011 with a lease of 161 years.)  
Ground rent: Peppercorn  
Review period: N/A  
Service charge: Not payable  
Building insurance: Approx £400 per annum  
Construction: Standard construction  
Property type: Maisonette  
Number of floors in building: 3  
Entrance on floor: 1  
Has lift: No  
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: 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: None  
Planning and development: None  
Listing and conservation: Camberwell Green conservation area  
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 8RZ  
Approx. Gross Internal Area 1015 Sq Ft - 94.30 Sq M



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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