



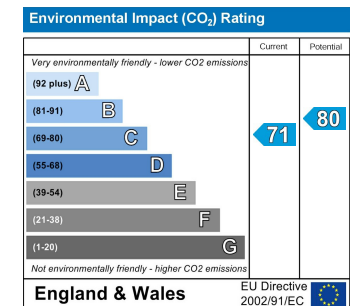
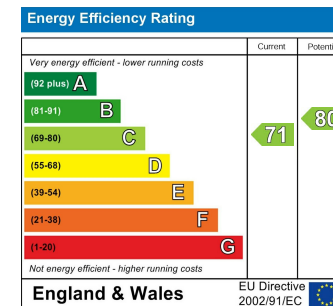
**HUNTERS®**  
HERE TO GET *you* THERE

Denmark Mansions, Coldharbour Lane, London SE5 | £400,000  
Call us today on 020 7708 2002

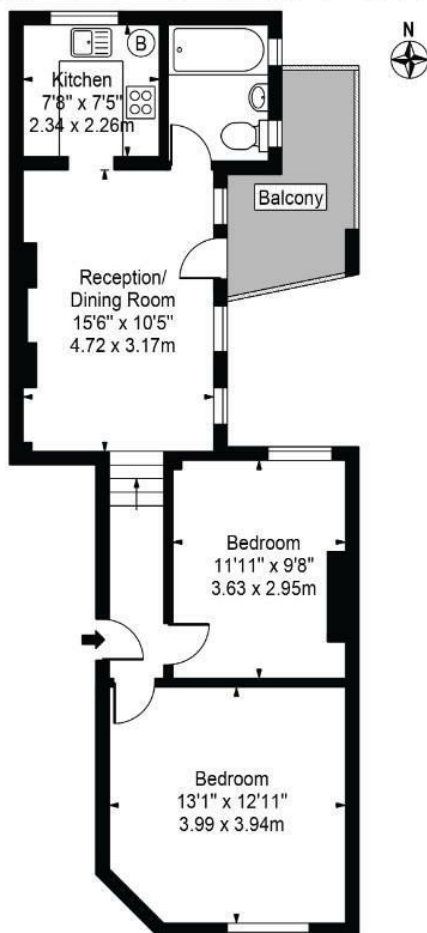




- Purpose Built - Victorian
  - Two Bedrooms
  - Private Balcony
  - Lease Length 87 Years
- Service Charge increased to £3400 to pay for works should reduce in 2024 - contact for details
  - Ground Rent £100
  - Council Tax Band - B
  - EPC Rating - C



Denmark Mansions,  
Coldharbour Lane, SE5 9PX  
Approx. Gross Internal Area 599 Sq Ft - 55.65 Sq M



First 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.

A two-bedroom apartment with great light and character, in this grand purpose-built Victorian gem built in 1906 - with a private balcony.

Enter through a recently updated hallway and staircase and internally you are presented with a well portioned apartment that is smartly presented. The reception room has neutral décor and is lovely and bright, with a feature fireplace and space in the alcoves for media units and shelving. The balcony is accessed from the reception room, just add your favourite herbs and plants and it's a lovely space for morning coffee. The kitchen is off the reception and has stylish shaker style units, with chunky butcher's block worktops, an integrated oven and hob and space and plumbing for white goods. Both bedrooms have a neutral décor and painted wood flooring and the master bedroom is a very generous double. The bathroom has a bath for a relaxing soak and a shower for the morning dash, WC and a washbasin, finished with localised white large format tiles.

Much of London is commutable on a bicycle, the nearest overground is Loughborough Junction Station which is on the Thameslink line taking you straight into the City. Brixton underground station is the nearest tube for the Victoria Line and Coldharbour Lane is well serviced for buses in and out of central London. Denmark Hill station is a pleasant walk through the park and has services to Victoria and the overground between Clapham and fashionable East London. Coldharbour Lane is an area on the up and a string of new independent cafe's, bars and restaurants. There are several great parks in the area, including the award-winning Ruskin Park, and Nearby Myatt's Fields Park is a restored Victorian park replete with seasonal flower beds, Bandstand and a great café. Brixton itself needs little introduction as one of London's top foodie havens with amazing music venues and boutique shops. Camberwell, famous for its art scene, is also increasingly becoming a food and drink hotspot.

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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002  
| Camberwell.Sales@hunters.com

