

# HUNTERS®

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Denmark Road, London, SE5 9JL

Offers In Excess Of £410,000



## Area Map



- Two Bedroom Flat
- Two Bathrooms
- EPC Rating E
- Annual Service Charge £1600
- Near Myatt's Field
- Gross Internal Area 61.59Sq M
- Council Tax D
- Annual Ground Rent £250, Review 25 years
- Lease Term 116 years
- Open Planned Living

## Viewing

Please contact our Hunters Camberwell Sales Office on 020 7708 2002 if you wish to arrange a viewing appointment for this property or require further information.

A two bed, two bath apartment in this charming 1930's factory conversion. Located near the delights of Myatt's Field it is on the second floor and has great light.

The open-plan kitchen reception is awash with light thanks to large picture windows, neutrally decorated with wood flooring. The living area comfortably fits a dining table and sofa, the kitchen has an extensive range of wall and base units with plenty of worktop space for food prep and an island keeps this space sociable - it is a cohesive and modern living space to suit all tastes.

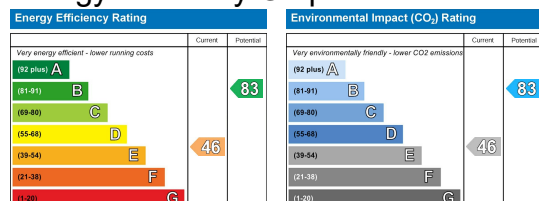
The bedrooms both have built in storage and will accommodate a double bed, also neutrally decorated with wood flooring and the master bedroom has a smart ensuite.

The main bathroom is off the hallway, with a modern white three-piece suite with a shower over the bath and localised metro tiling. There is a bath for a relaxing soak and a shower for the morning dash.

Further benefits include; bike storage; and an award-winning park at the end of the road.

This apartment would suit either commuters into the City or Hospital staff who don't fancy a long journey home at the end of their shift. Nearby Myatt's Fields Park is a restored Victorian gem replete with seasonal flower beds, Bandstand and a great café. Oval tube station (Northern line) is your nearest tube a short bus journey from Camberwell New Road and Denmark Hill mainline station is a in the other direction. From here you are fast into Victoria or the Thameslink line and are also connected on the Overground to East London's hotspots and Clapham Junction. Camberwell itself has an ever-growing number of great bars, restaurants, cafes and art galleries. Head to Brixton Market at the weekend - where food lovers can indulge themselves and then take advantage of the great nightlife.

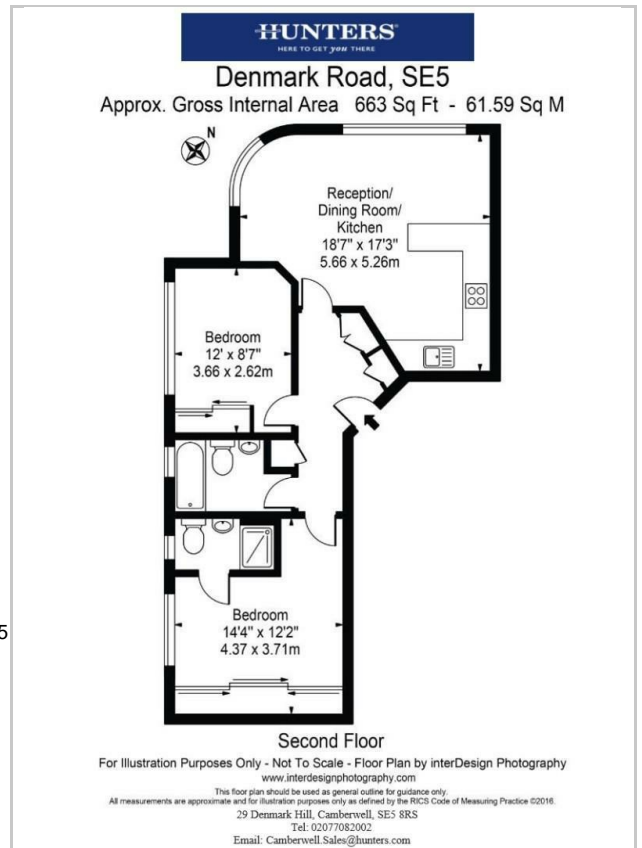
## Energy Efficiency Graph



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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Floor Plan



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