



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

Dagmar Road, London, SE5 | Guide Price £550,000 to £575,000  
Call us today on 020 7708 2002





- Two Bedroom Flat
  - First Floor
- Period Conversion
- Share of Freehold
- Lease Length 101 Years Remaning
- Service charge: £632.50 PA approx

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	72	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	64	69
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Guide Price £550,000 to £575,000 -A two bedroom first floor, Victorian conversion - Share of freehold and permit parking available!

Internally you are presented with a generously sized reception room with space for relaxing and for a dining table and chairs, the large bay window offers plenty of natural light and is finished with neutral décor and carpeting and benefits from built in shelving in the alcoves. Off the reception room you will find the modern kitchen with a good range of white wall and base units with silver hardware, granite effect work tops, wood effect flooring and a built-in oven and hob. Both bedrooms are of a similar good size, with space for a double bed and additional furniture and both benefit from built-in storage and are finished with neutral décor and carpeting. There is a bathroom with a three-piece suite, complete with a shower over the bath, a WC and a sink, complimentary wall and floor tiling and built in storage shelves. You'll also find an additional separate WC for added convenience.

You are located a 0.5 mile walk to Denmark Hill station offering trains into London Victoria, London Blackfriars and Clapham Junction. You are just around the corner from the amazing Toad Bakery (0.3 miles) and the newly opened Mondo Sando Café (0.3 miles). One of London's best Jazz clubs in the crypt of St Giles's Church is a true hidden gem. The Camberwell Arms is 0.2 miles away for a top Sunday roast. This flat is truly in the heart of the best of Camberwell.

Tenure: Share of Freehold

Council Tax: C

Lease length: 101 years remaining (Started in 2001 with a lease of 125 years)

Ground rent: Not payable

Service charge: £632.50 per annum approx.

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 4

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Parking: On street, permit required

Controlled parking zone: Yes

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Mains, gas central heating

Building safety issues: No

Rights and easements:

Here is a summary but a property lawyer can advise further:- The property benefits from any legal easements granted by the lease, such as rights of access or utilities, and is subject to any rights reserved by the lease.

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

Flood risk: No

History of flooding: No history of flooding has been reported.

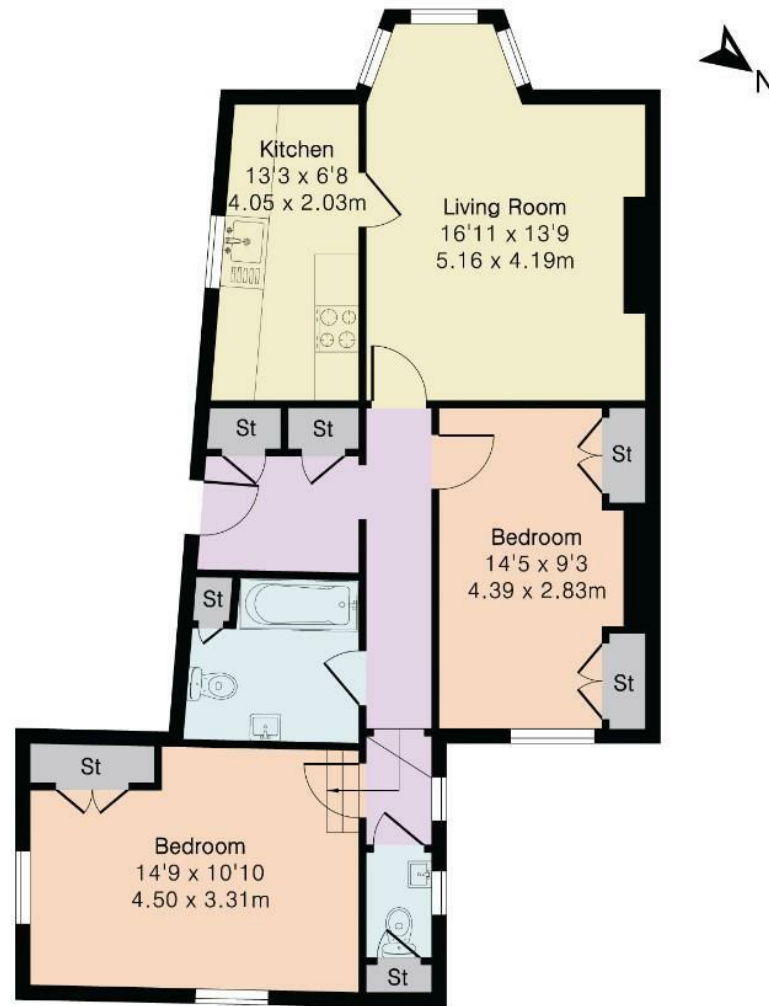
Planning and development: No

Listing and conservation: No

Accessibility: None

Mining: No coal mining risk identified

Approximate Gross Internal Area 777 sq ft - 72 sq m



First Floor

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](mailto:Camberwell.Sales@hunters.com)

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