



CHAMPION HILL ESTATE, CAMBERWELL, LONDON, SE5
£495,000 LEASEHOLD

**A SUBSTANTIAL THREE-BEDROOM MAISONETTE,
SITUATED IN A GREEN AND LEAFY POCKET CLOSE TO
DENMARK HILL STATION. THIS WONDERFUL
PROPERTY IS OFFERED TO THE MARKET CHAIN FREE.**

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Leasehold approx. 113yrs remaining | Council Tax Band C – London Borough of Southwark | Service Charge Approx £2180 pa | Ground Rent Approx £10 pa

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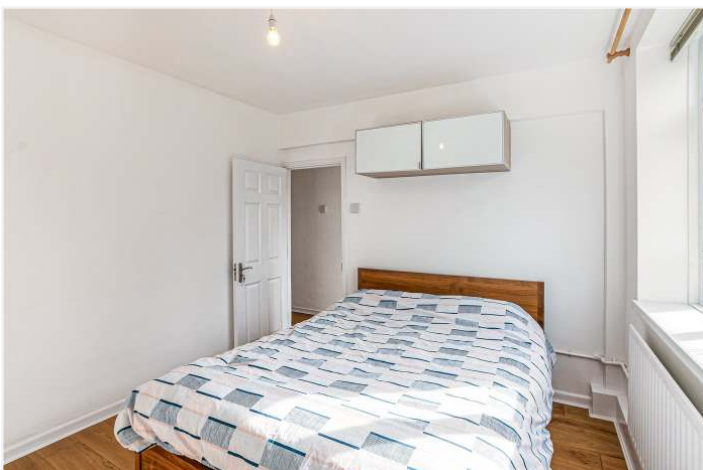


DESCRIPTION:

A substantial three-bedroom maisonette, situated in a green and leafy pocket close to Denmark Hill station. This wonderful newly refurbished property is offered to the market chain free, boasting three double bedrooms, a larger than average reception with private balcony, spacious kitchen with built in appliances and large family bathroom. The property offers a private entrance way, a new electrical system, gas safe checked, engineered wood flooring throughout, tonnes of natural light and available parking. The location offers fantastic access to the shops, bars and restaurants on Lordship Lane as well as Bellenden Road and Camberwell Green. Transport links are provided via the overground service at Denmark Hill, direct links to London Bridge from East Dulwich station or multiple bus links within a short 3 or 4 minute walk. This is an ideal home for a first time buyer, young family or property investor, with early viewings highly advised.

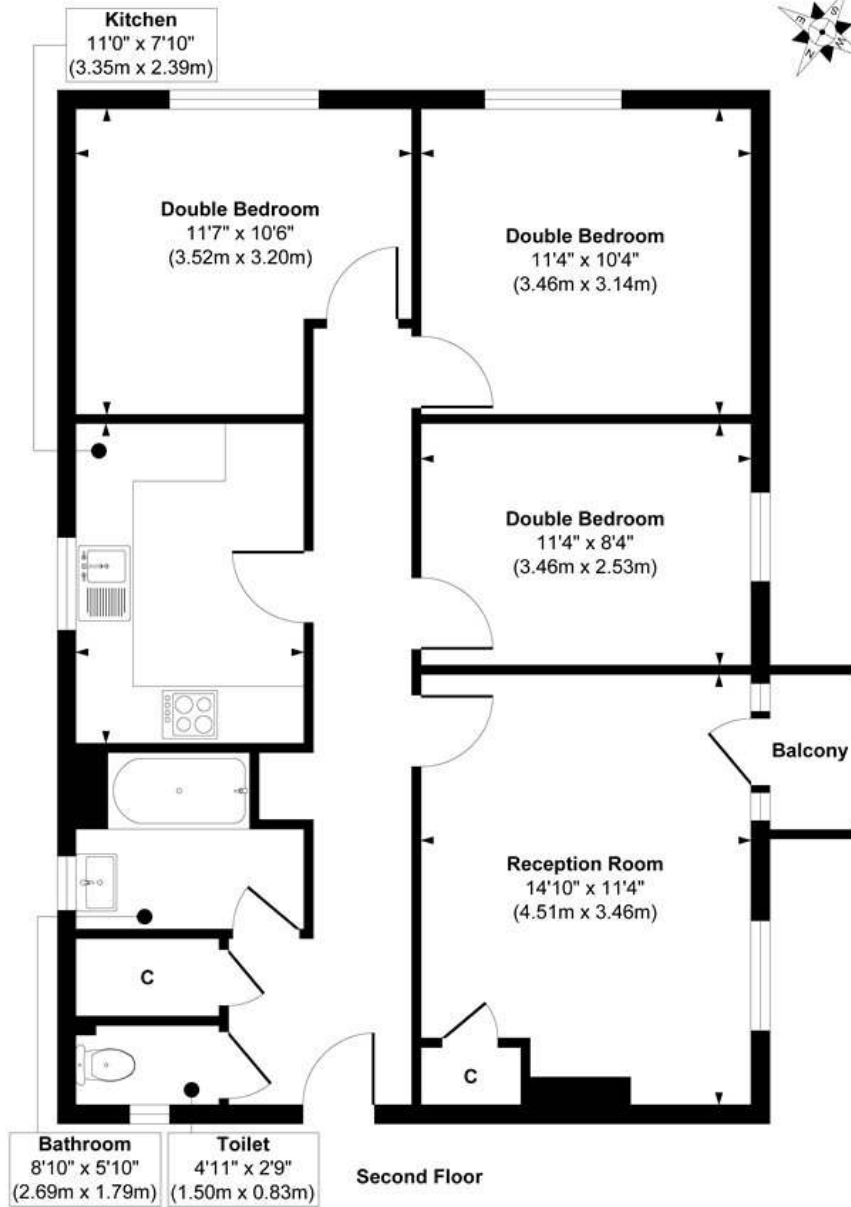
AT A GLANCE

- Three Double Bedrooms
- Large Reception Room
- Built-in Appliances
- New Modern Bathroom with Separate WC
- private Balcony
- Parking Available
- Fantastic Location
- Great Transport Links





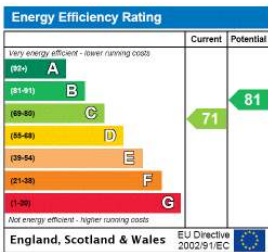
Birdsall House



Approx. Gross Internal Floor Area 795 sq. ft / 73.91 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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