



Denmark Road, London, SE5

£439,950 Share of Freehold

A fantastic opportunity to acquire this charming two-bedroom split-level flat, ideally located just a stone's throw from the picturesque Myatt's Fields Park and nestled within the sought-after Myatt's Fields Conservation Area. EPC rating E

LOCATION

Denmark Road is conveniently positioned adjacent to Brixton Road and Camberwell New Road, with easy access via Knatchbull Road and Coldharbour Lane. This well-connected location offers a blend of tranquillity and vibrant city living.

DESCRIPTION

Set across the first and second floors, this well-proportioned split-level flat is accessed via a private ground-floor entrance, with stairs leading up to the main living spaces.

The first-floor landing opens into a bright and airy open-plan kitchen and reception room, along with the second bedroom.

The second bedroom is generously sized, easily accommodating a double bed with space for freestanding furniture. A large sash window brings in plenty of natural light, enhancing the room’s welcoming feel.

The open-plan kitchen is thoughtfully designed, with ample worktop space, abundant storage, and a subtle partition that provides a sense of separation from the living area.

The reception space is well-suited for both relaxing and entertaining, comfortably fitting a sofa, dining table, and other furnishings. Three large sash windows flood the room with natural light, creating an inviting and spacious atmosphere.

Upstairs, the expansive master bedroom spans the entire top floor, featuring windows at both ends for excellent light and ventilation. There's more than enough space for a double bed and additional furnishings, making it a peaceful retreat.

The family bathroom is well-appointed, offering a full-size bath with overhead shower, WC, sink, and useful space for a washing machine and linen storage.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - approximately £900 per annum

Ground Rent - Nil

Council Tax Band - B

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating –gas central heating

Sewerage – mains connected

Broadband – Ultrafast Broadband

LOCAL AUTHORITY

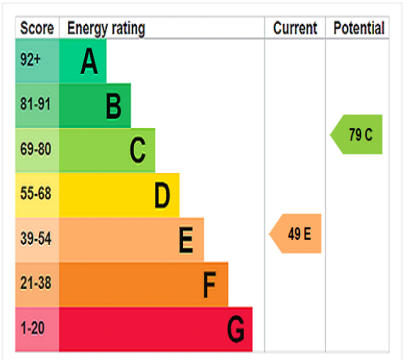
Lambeth

TENURE

Share of Freehold - 125 years from 24 June 2004

DIRECTIONS

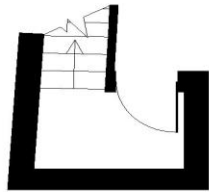
The nearest train station is Denmark Hill (Overground) and it is approximately 0.8 miles away. The nearest underground station is Oval (Northern Line) and is approximately 0.9 miles away. The area is well served by frequent bus services into central London.



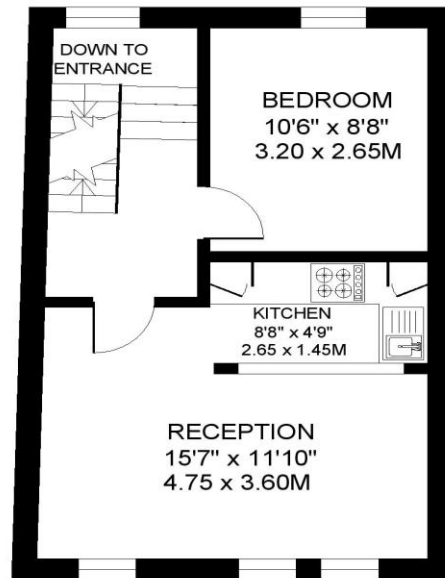


DENMARK ROAD SE5
2 BEDROOM FLAT

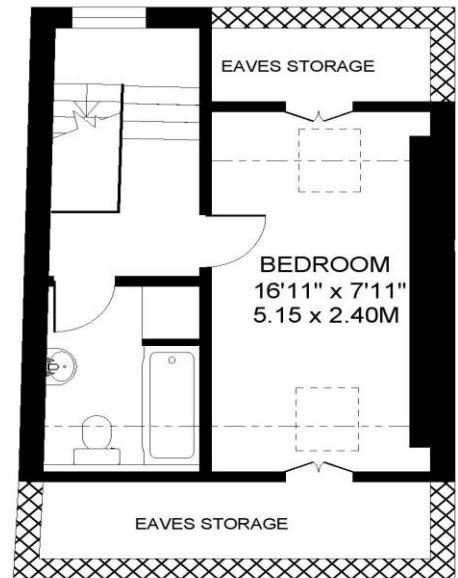
Approximate gross floor area
678 SQ.FT / 63 SQ.M.
Plus eaves storage 86 sq.ft. / 8 sq.m.



FIRST FLOOR
ENTRANCE 30 SQ.FT.



SECOND FLOOR 380 SQ.FT.



THIRD FLOOR 268 SQ.FT.

Copyright: These plans should not be reproduced by any other person, without permission.
Floorplan produced for Winkworth by Floorplanners 07801 228850

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.

Kennington | 020 7587 0600 | kennington@winkworth.co.uk