



Denmark Hill, Camberwell, SE5

£499,950 Leasehold

A fantastic opportunity to acquire a spacious two-bedroom split-level Grade II Listed flat, with a private entrance on Denmark Hill. The flat offers an abundance of charm and space whilst being ideally located for transport and other amenities. EPC Rating E.

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LOCATION

Denmark Hill is found just South of Denmark Green in the heart of Camberwell. Denmark Hill Train Station is a very short walk away as are local coffee shops, delis and restaurants.

DESCRIPTION

You enter the flat on the ground floor via a private entrance with residents’ garden behind, and the accommodation is arranged to provide kitchen diner, sitting room, two double bedrooms and family bathroom.

As you enter the flat, you are greeted by a spacious entrance perfect for storing coats, jackets and shoes.

Continue up the stairs to the first floor, and you will find the large kitchen dining room on the right-hand side towards the front which provides ample space for a kitchen table and chairs. The kitchen also has plenty of space for a large fridge/freezer, washing machine and dishwasher, with an integrated electric fan-powered oven and gas hob with extraction already in situ alongside further storage.

Opposite the kitchen/diner to the rear is the reception room. This room is equally sizeable with views overlooking the residents’ garden behind. The sitting room has built in storage with more than enough space for multiple sofas and coffee table.

The main double bedroom, on the second floor at the rear, is well-sized and includes a built-in wardrobe with hanging space and shelving. The bedroom feels both airy and light and provides ample space for a double bed and further free-standing furniture.

The second bedroom, whilst smaller, still offers ample space for a double bed with additional space reserved for free-standing furniture. A small built-in cupboard is also present.

Finally, the bathroom is equipped with a bath with overhead rainfall shower, W.C, sink with storage below and vanity mirror above and heated towel rail. A large airing cupboard is found just outside the bathroom offering fantastic storage.

LOCAL AUTHORITY

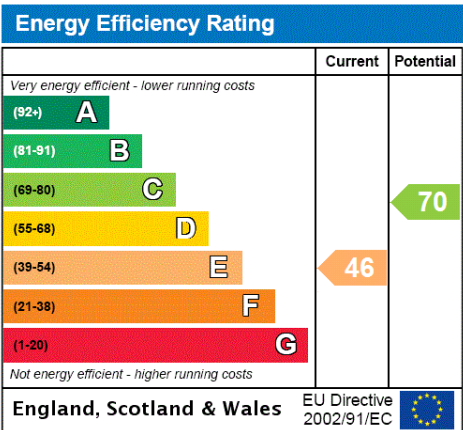
Southwark Council, London
Council tax band C

TENURE

Leasehold - 99 years from 30 April 2014
Ground rent: £150 per annum
Service charge: circa £1,000 per annum

DIRECTIONS

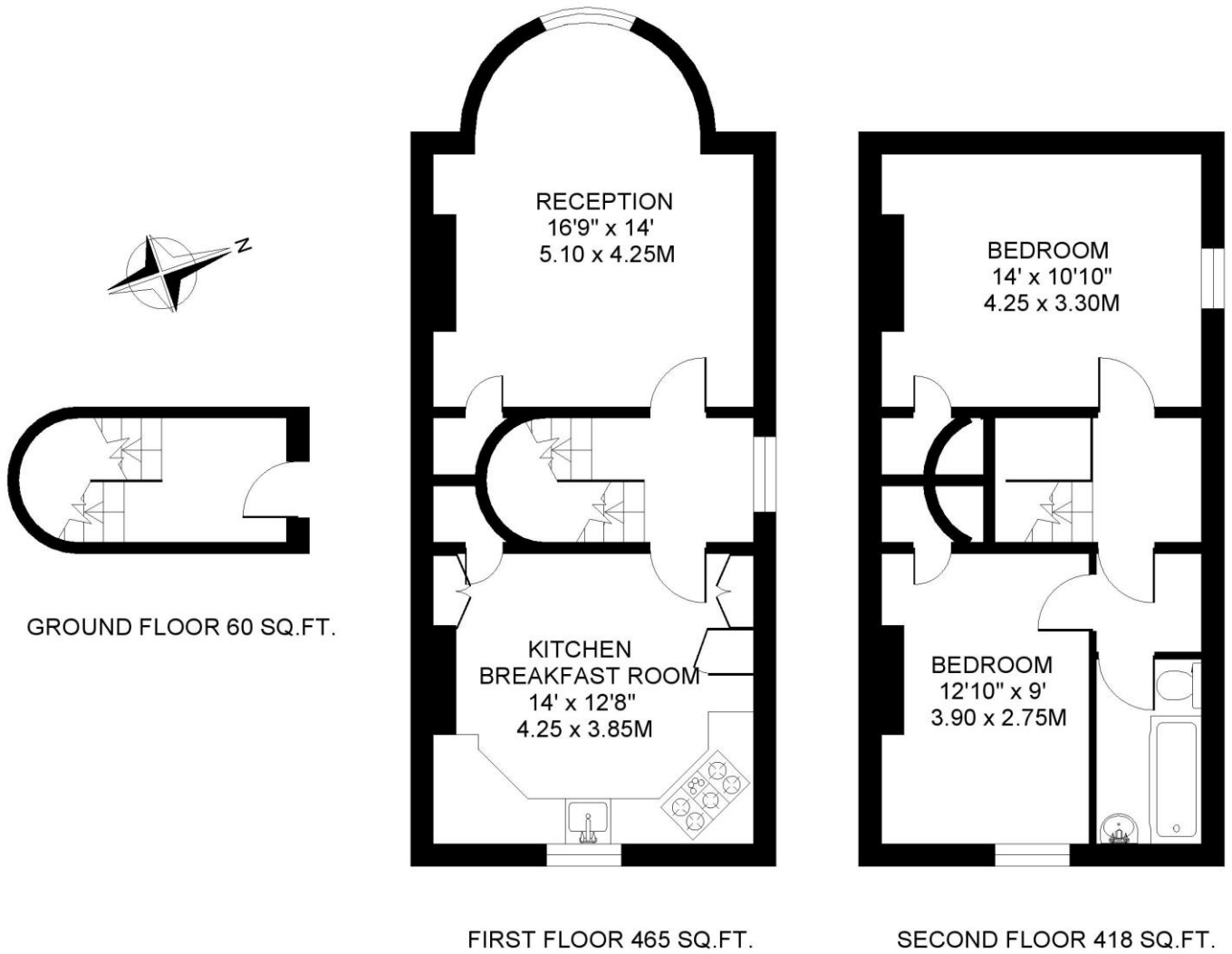
Denmark Hill Station (Overground, Southeastern and Thameslink) is 0.3 miles away. Nearby bus services on Denmark Hill run frequently towards the City and West End.





DENMARK HILL. SE5
2 BEDROOM FLAT

Approximate gross floor area
943 SQ.FT. / 87.6 SQ.M.



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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