

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Denmark Hill, London, SE5 8DU**

**2 Bedroom Ground Floor Purpose Built Flat**

**Large Private Rear Garden**

**Excellent Location**

**Garage**

**No Chain**

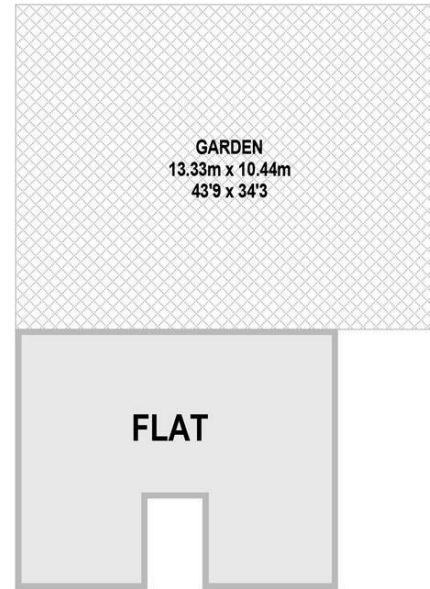
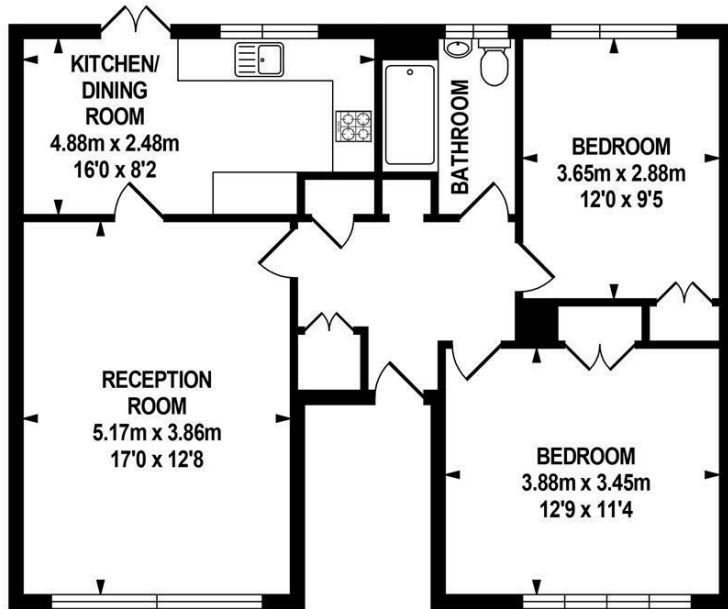
**£550,000 Leasehold - Share of Freehold**

**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

**Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)**

**[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)**

This purpose built two bedroom apartment, located on the ever popular Denmark Hill, Knox House is a neat, low rise development of apartments sitting in between the best of Camberwell, Herne Hill and Dulwich. Inside, the interior is fresh and bright with the added benefit of the the large private garden and private use of a garage. The location is very good - being a short walk from North Dulwich station which serves London Bridge. You are also a short, pleasant stroll from the centre of delightful Herne Hill and Dulwich Village.



GROUND FLOOR  
APPROX. FLOOR  
AREA 71.83 SQ.M.  
(773 SQ.FT.)



SITE PLAN

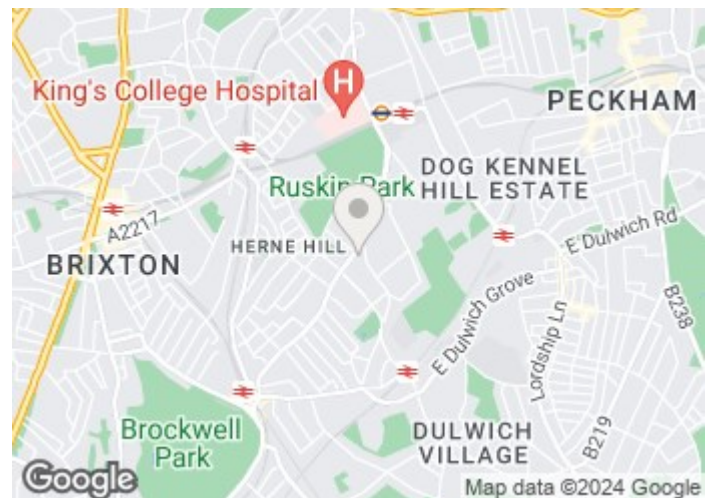


TOTAL APPROX.FLOOR AREA 71.83 SQ.M. (773 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			70
(55-68) <b>D</b>		53	
(39-54) <b>E</b>			
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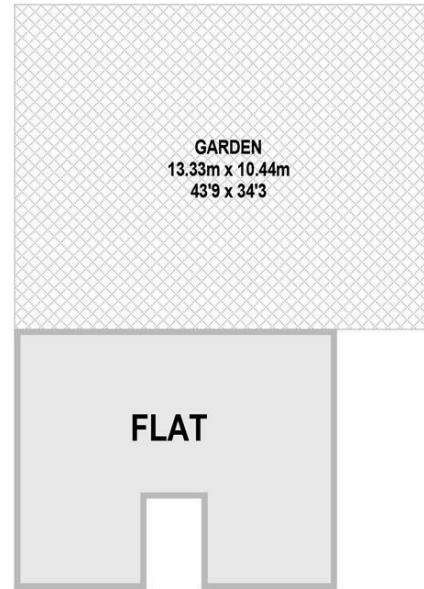
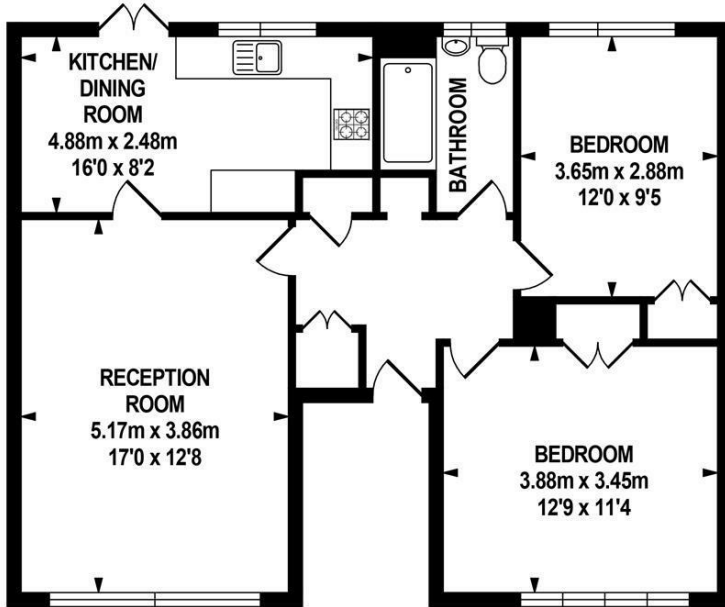


Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

Share of Freehold: 998 Years remaining

EPC D

Council Tax Band: C



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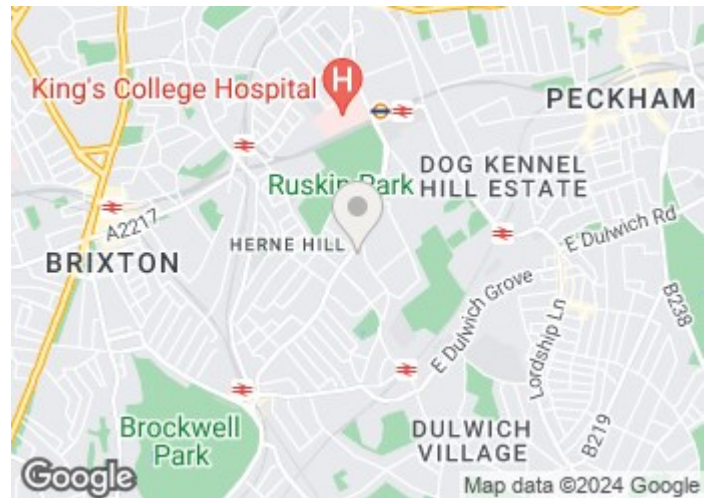


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