

DENMARK ROAD, CAMBERWELL, SE5  
SHARE OF FREEHOLD  
£750,000



## SPEC

Bedrooms : 4

Receptions : 1

Bathrooms : 3

Lease Length: 993 years remaining

Service Charge: £1700 per annum

Ground Rent: n/a

## FEATURES

Split-Level

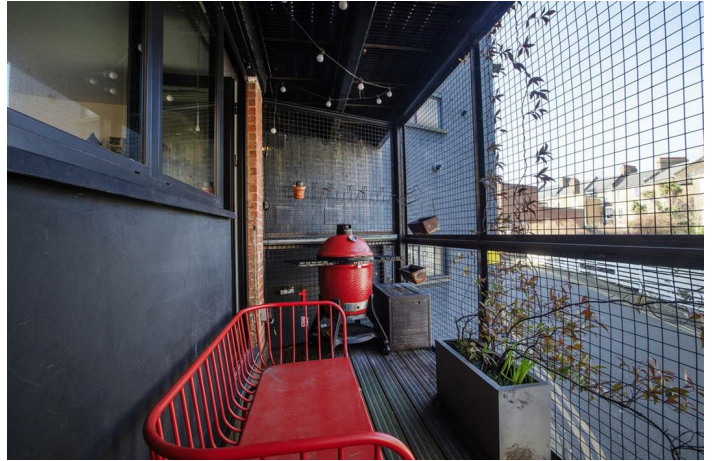
Fantastic Balcony

Gated Off-Street Parking for Bikes

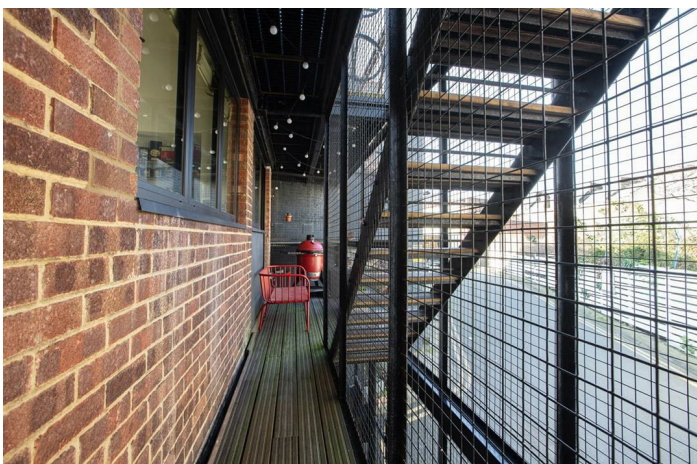
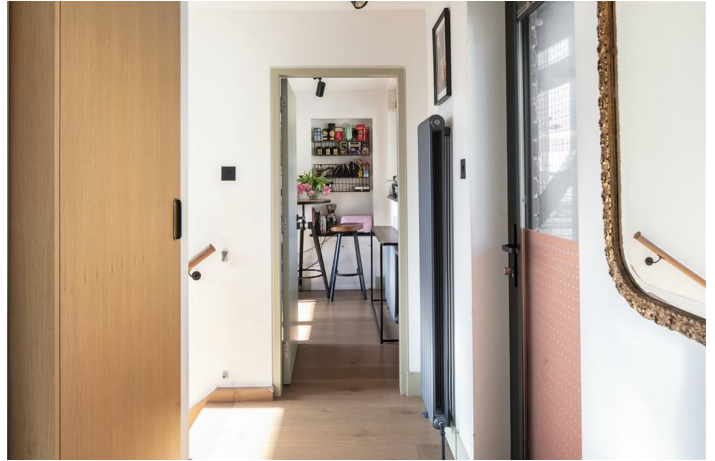
Seconds From Myatt's Field

Triple-glazed Windows Throughout

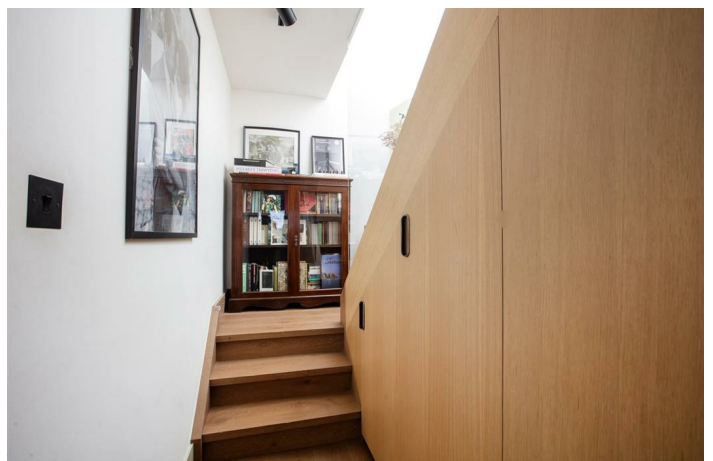
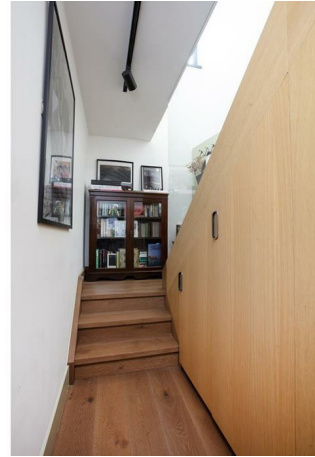
Share of Freehold



DENMARK ROAD SE5  
LEASEHOLD - SHARE OF FREEHOLD



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Unique Split-Level Three/Four Bedroom Industrial Conversion With Balcony.

This unique three/four bedroom property sits over two floors of a fab industrial conversion, within seconds of the wonderful Myatt's Field Park. Spread generously over the ground and first floors, the property was converted 7 years ago and supplies bright, well-arranged, versatile layout, plenty of storage and a fantastic balcony for the summer BBQ. You also benefit from European triple-glazed 'tilt-and-turn' windows throughout for exceptional insulation. Accommodation comprises three lovely bedrooms, contemporary kitchen, reception and dining room/fourth bedroom. Nearby Camberwell offers a full range of shops, weekend markets and opportunities for both café, restaurant and pub dining. Even closer is The Bear pub for yummy pints. You're within an easy stroll of the wildly popular Toad Bakery and Veraison Wines is a real hit. Farmers' markets are close by at Windrush Square Brixton, the Oval and Camberwell Green. The transport links are amazing. The train to Kings Cross takes just 18 minutes from Loughborough Junction! Oval and Brixton tube are also within easy walking distance. You're also just seconds from the inimitable charm of Myatt's Field Park with its bandstand, fully-licenced café, tennis courts and roses – a true joy regardless of the weather. Oval and Brixton stations provide a Zone 2 Tube connection and Loughborough Junction gives access to Thameslink services.

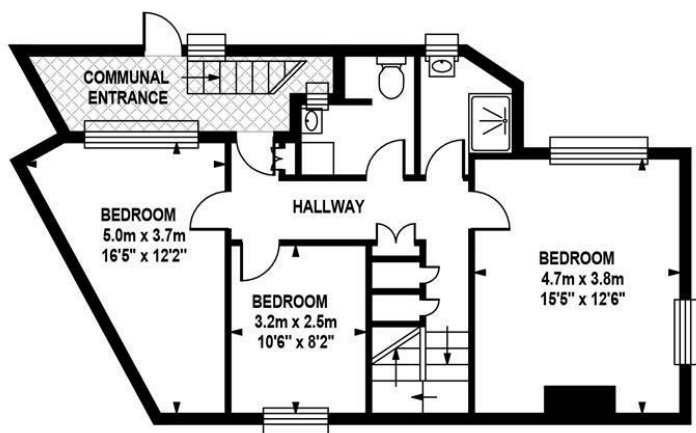
A private secure entrance leads inward to your spacious L-shaped hall. There's a large double bedroom immediately on your right and a neater bedroom/study. The largest of the bedrooms sits the far side of the hall with a dual aspect. Completing this floor is a shower room and separate wc/utility. Heading up to the first floor you find a bright airy landing. The reception is also dual aspect and could easily make the fine fourth bedroom. Next to this is a family bathroom. The contemporary dual aspect kitchen/diner enjoys modern cabinets and counters and adjoins a lovely dining room/reception. From here you gain direct access to the private balcony. Both floors have well-placed Ethernet ports for excellent WiFi mesh connectivity throughout the property.

A number of buses on Camberwell New Road will whizz you to the underground station at the Oval (Northern Line) (a fifteen-minute walk away) or take one directly into the West End (a 30 minute trip). If you work in the city, Loughborough Junction mainline station (Blackfriars & City Thameslink) is around 15 minute walk away. There are shops too within easy walking distance. After a hard day at the office chill out at your locals 'The Bear' or the much loved 'Sun of Camberwell', each with good food and great cocktails. We also love the 'Camberwell Arms' for tasty nosh and a pint. The Kerfiled Arms is recently Michelin starred if you want to treat yourself! There are plenty of food options on Camberwell New Road and we often catch Jazz in the crypt of St Giles Church. Nearby Brixton has a further flood of fab things to do. The 'Ritzy' cinema is a fab spot to catch art house and mainstream movies. Windrush Square is a fine spot for a sit down. There's a huge selection of bars and restaurants - we love the Brixton Village covered market. Keeping fit? Twist Studios, LevelOut Camberwell and ShiroKuma Health and Fitness are all easily reached. If the weather's good you can practice your forehand at the tennis courts in Myatt's Fields opposite. Ruskin Park is an easy walk also.

Tenure: Share of Freehold

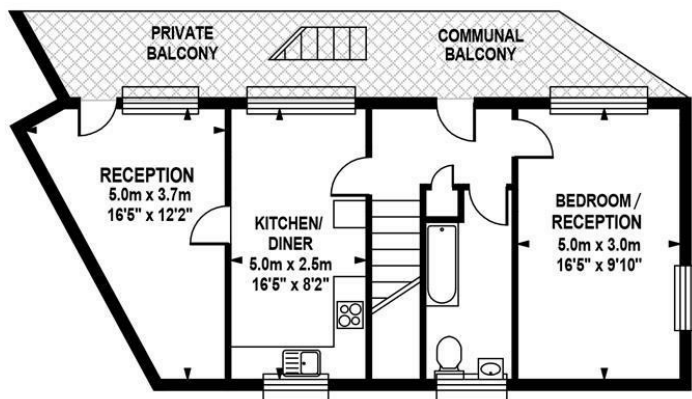
Lease Length: 993 years

Council Tax Band: D



**GROUND FLOOR**

Approximate Internal Area :-  
58.90 sq m / 634 sq ft




**FIRST FLOOR**


Approximate Internal Area :-  
54.63 sq m / 588 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 113.52sq m / 1222 sq ft  
Measurements for guidance only / not to scale

**DENMARK ROAD SE5**  
LEASEHOLD - SHARE OF FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	70
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

