



121 Denmark Hill | London | SE5 8EN

Leasehold

£365,000

- Open plan
- Large balcony
- Denmark Hill station
- Ruskin Park
- Excellent location
- Chain free
- Camberwell
- Herne Hill
- Dulwich
- Excellent transport links

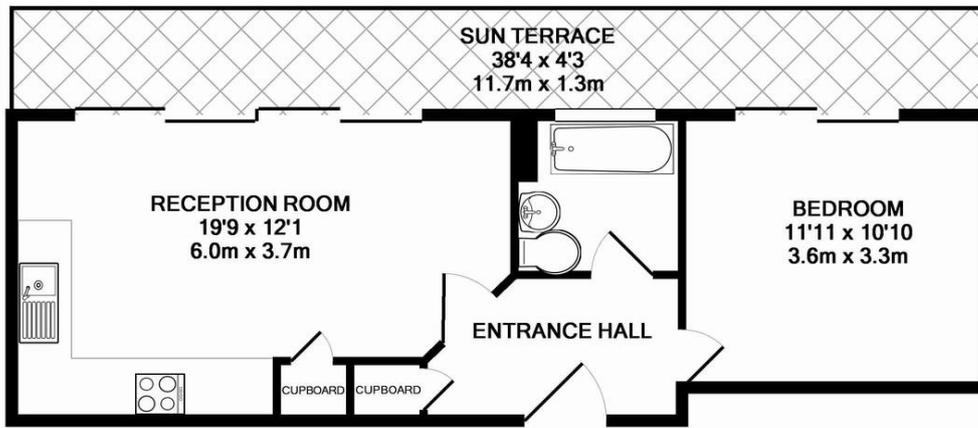


A well presented chain free one bedroom apartment just a stones through away from Denmark Hill Station, overlooking Ruskin Park. The property consists of a double bedroom, bathroom and open plan style kitchen/ dining/ living space. Both the bedroom and reception have access to the large balcony. This delightful, bright apartment is well located for all local amenities, a short walk for Camberwell, Heme Hill, Dulwich and Brixton.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



TOTAL APPROX. FLOOR AREA 446 SQ.FT. (41.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements