

Woodfars | London | SE5

Leasehold

£375,000


- Two Double Bedrooms
- Private Balcony
- On Street Parking
- Wooden Floors
- Double Glazed
- Kings College Hospital
- Denmark Hill Station
- North Dulwich Station
- Local Amenities
- Secure Entrance

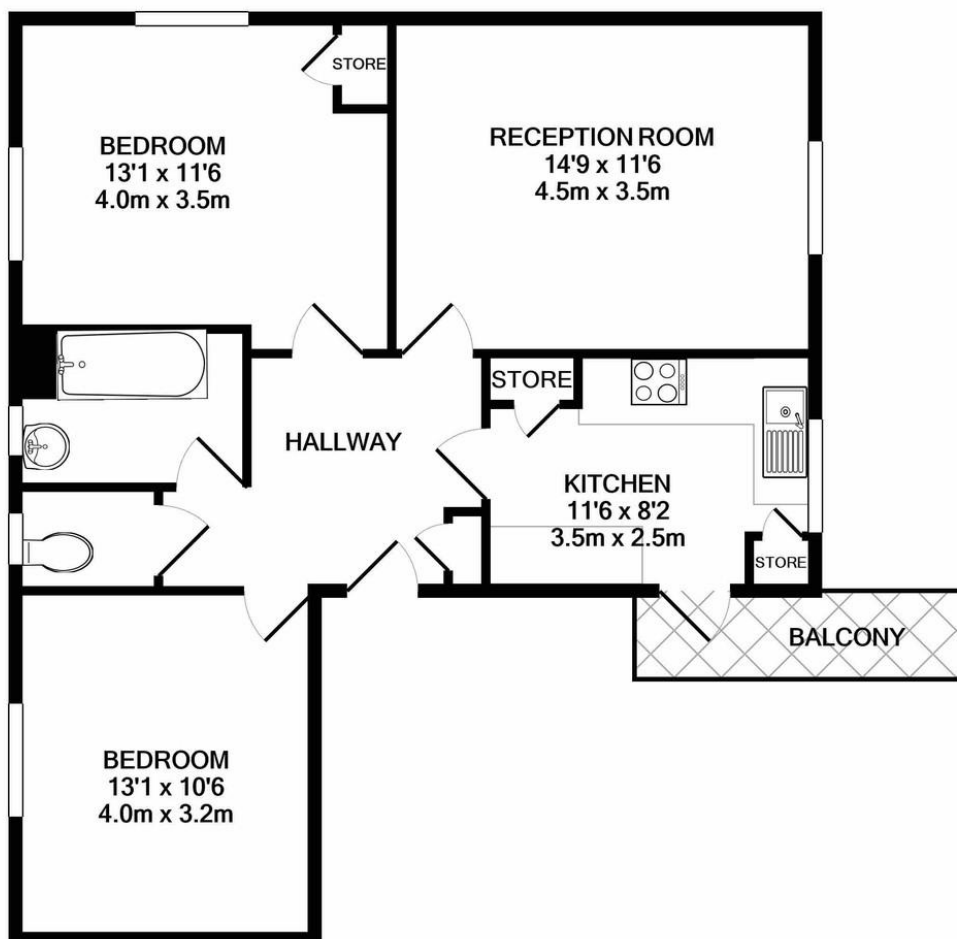


Spacious first floor, two bedroom flat in Denmark Hill with two equally sized bedrooms, separate living room / kitchen, and a private balcony. There is residents parking on the quiet residential streets surrounding the block, local shops just around the corner and large supermarket a short walk away. There is an outdoor gym in the communal greens nearby and numerous local parks including Ruskin Park, Dog Kennel Hill Adventure Playground and Sunray Gardens. Located within walking distance of Kings College Hospital, Denmark Hill Train Station, and North Dulwich Train Station.





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>	75	79
(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		
England & Wales	EU Directive 	



**TOTAL APPROX. FLOOR AREA 680 SQ.FT. (63.1 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 are 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