

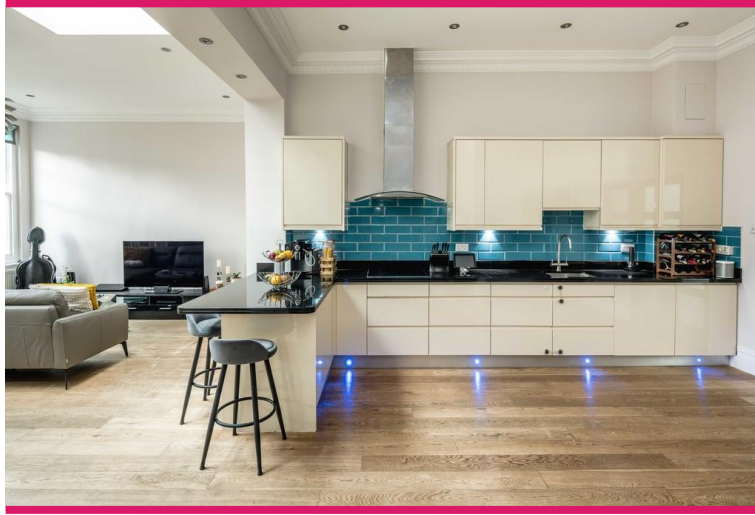


181 Denmark Hill | London | SE5 8DX

Freehold

£980,000

- Open plan
- Freehold house
- Three bedroom
- Off street parking
- Herne Hill
- Dulwich village
- Denmark Hill
- Ruskin Park
- Excellent school catchment
- Garden

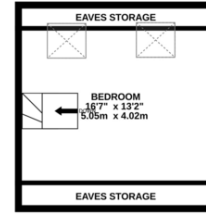
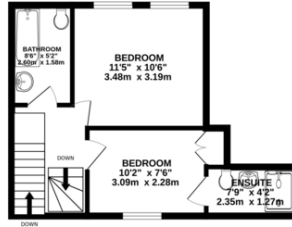
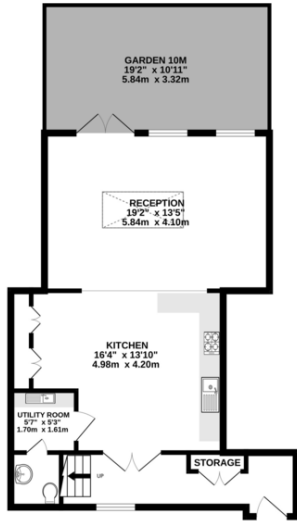


Denhill house was formerly a grand detached Victoria house, converted into four freehold houses back in 2010, offering a perfect blend of period features and contemporary comforts. You are welcomed by a stunning open plan kitchen/ dinner & reception space with ground floor WC and utility room, French doors open off this onto the lovely private garden. On the first floor there are two double bedrooms, one with en-suite shower rooms, and a separate family bathroom, the third bedroom is on the second floor. The property benefits from off street parking located at the side of the property. An excellent location, bordering Heme Hill, Dulwich Village & Camberwell, easy access for green spaces including Ruskin, Brockwell & Dulwich Park. Catchment for sought after primary and secondary schools, excellent



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



TOTAL FLOOR AREA : 1259 sq ft. (117.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

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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