

## London SE5

### The Coach House (also known as Flat J), Adjoining 134 Denmark Hill, Camberwell SE5 8RX



ON THE INSTRUCTIONS OF KING'S COLLEGE  
HOSPITAL NHS FOUNDATION TRUST

#### Tenure

Leasehold. The property is held on a lease for a term of 999 years from 15th May 2017 (thus having approximately 998 years unexpired) at a peppercorn ground rent.

#### Location

The property is located on the west side of Denmark Hill (A215), to the south of its junction with Coldharbour Lane (A2217). A range of shops is available locally in Camberwell, with a more extensive range of amenities, including bars, restaurants and entertainment facilities, being accessible in East Dulwich to the south-east and in Brixton to the west. Rail and Overground services run from Denmark Hill Station approximately 0.3 miles to the south-east and Oval Underground Station (Northern Line) is also within reach to the north-west. The open spaces of Ruskin Park are nearby as are both King's College and The Maudsley Hospitals.

## A Long Leasehold End of Terrace Two Bedroom Coach House extending to Approximately 82.84 sq m (892 sq ft) with Rear Garden

#### Description

The property comprises a coach house arranged over ground and first floors beneath a pitched roof. The property benefits from an enclosed garden to the rear.

#### Accommodation

**Ground Floor** – Reception Room leading to Rear Garden, Kitchen

**First Floor** – Two Bedrooms, Bathroom with WC and wash basin

The property was not measured by Allsop. We are informed that the property extends (GIA) to approximately 82.87 sq m (892 sq ft).

#### To View

The property will be open for viewing every Monday and Saturday before the Auction between 11.45 a.m. – 12.15 p.m. These are open viewing times with no need to register. (Ref: UD).

#### Joint Auctioneers

Ashwell Roberts LLP (Ref: Mr J Good).  
Tel: 0207 292 9000.

Email: jeremy@ashwellrogers.com

#### Seller's Solicitor

Messrs DWF LLP (Ref: Ms A Law).  
Tel: 0333 320 2220.

Email: alexandra.law@dwf.law

## Vacant Possession



## VACANT – Long Leasehold Coach House



## London SE5

### Lower Ground and Ground Floor Flat (also known as Flat C), 132A Denmark Hill, Camberwell SE5 8RX



ON THE INSTRUCTIONS OF KING'S COLLEGE  
HOSPITAL NHS FOUNDATION TRUST

#### Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from 15th May 2017 (thus having approximately 998 years unexpired) at a peppercorn ground rent.

#### Location

The property is located on the west side of Denmark Hill (A215), to the south of its junction with Coldharbour Lane (A2217). Camberwell New Road (A202) is to the north. A range of shops is available locally in Camberwell, with a more extensive range of amenities, including bars, restaurants and entertainment facilities, being accessible in East Dulwich to the south-east and in Brixton to the west. Rail and London Overground services run from Denmark Hill Station approximately 0.3 miles to the south-east and Oval Underground Station (Northern Line) is also within reach to the north-west. The open spaces of Ruskin Park are nearby, as are both King's College and The Maudsley Hospitals.

## A Leasehold Self-Contained Lower Ground and Ground Floor Maisonette extending (GIA) to Approximately 83.81 sq m (902 sq ft). Possible potential for Internal Reconfiguration subject to obtaining all necessary consents

#### Description

The property comprises a self-contained lower ground and ground floor maisonette situated within a semi-detached building arranged over lower ground, ground and two upper floors beneath a pitched roof. The property may afford potential for internal reconfiguration to provide an additional bedroom, subject to obtaining all necessary consents.

#### Accommodation

**Lower Ground Floor** – Bedroom with En-Suite Shower Room and WC and wash basin

**Ground Floor** – Reception Room, Kitchen, Shower Room with WC and wash basin

The property was not measured by Allsop. We are informed that the property extends (GIA) to approximately 83.81 sq m (902 sq ft).

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## Vacant Possession

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## VACANT – Long Leasehold Maisonette



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.