



Marianne Close, London  
SE5

**HAMPTONS**  
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*Beyond your expectations*



# A stunning two bedroom flat EPC: C

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

2 Bedrooms | 2 Bathrooms | Reception Room | Kitchen | Communal Garden | Bike Storage |  
Lease granted in 2012 for 999yrs | Service charge £2050 pa approx | Ground rent £250 pa approx

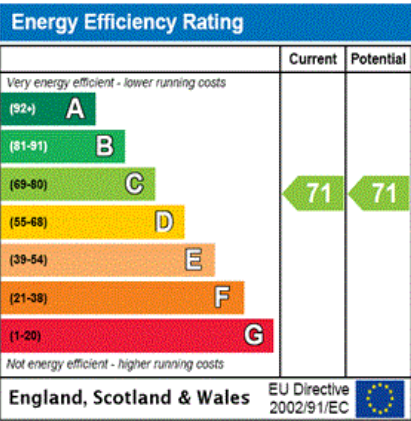
Asking Price £550,000 Leasehold

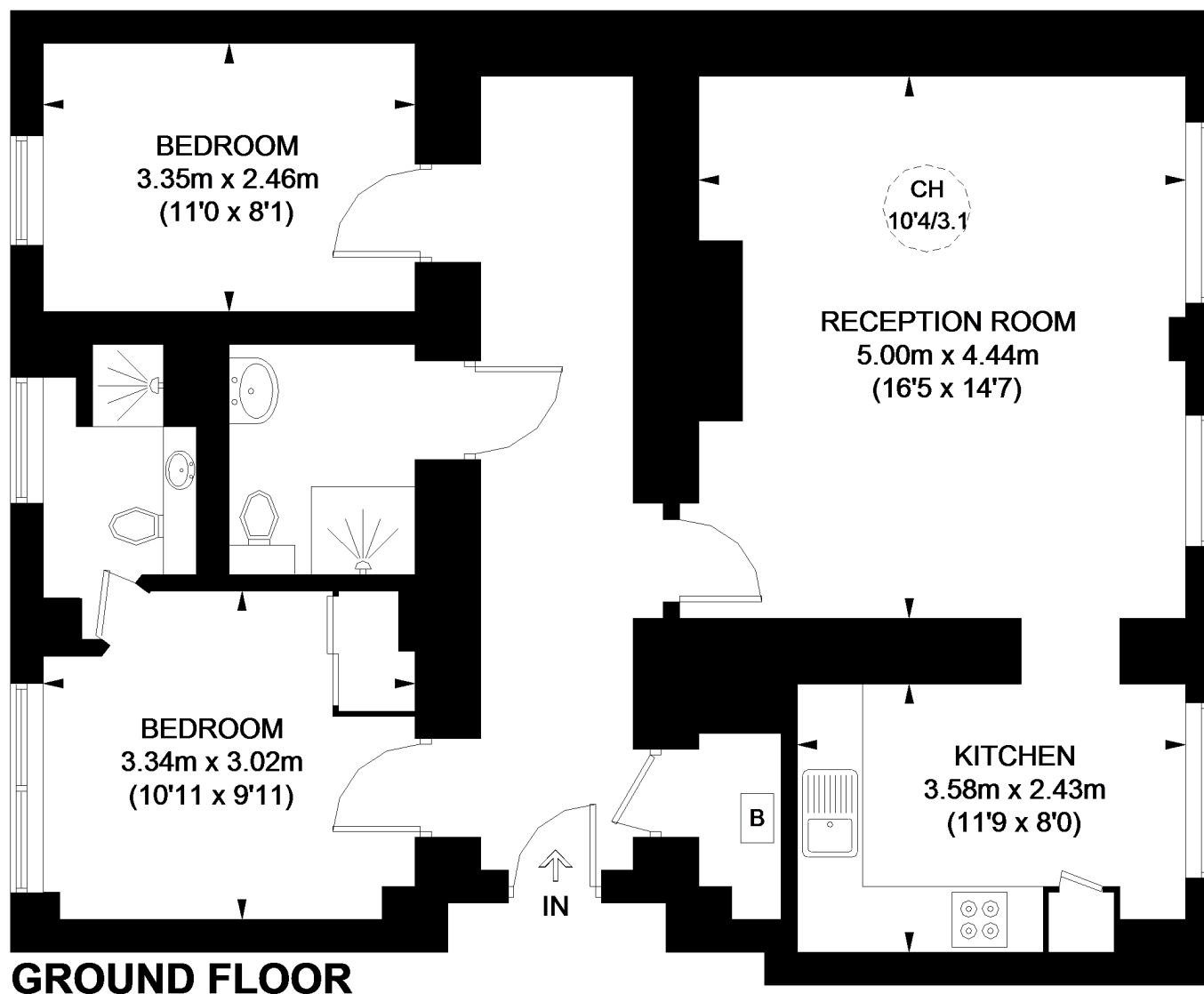
### Description

A fabulous ground floor flat in the converted St Giles hospital with no onward chain. This flat provides fantastic entertaining space, with a spacious open plan kitchen/reception room with views over Brunswick Park. There are two bedrooms, one of which has a stylish en suite bathroom. The apartment has it's own private entrance and includes a secure parking space within a private gated development, a communal rear garden and all residents living within the development have access to a secure bike storage facility.

### Location

St Giles is conveniently situated within easy reach of local amenities and has great transport links into Central London with Denmark Hill station 0.9 miles away from the property. Camberwell New Road is within easy reach from where buses go to Oval underground station. This is a great area surrounded by shops, bars, restaurants and local supermarkets. The St Giles development is in a residential street overlooking Brunswick Park which has double tennis courts.





# MARIANNE CLOSE



APPROXIMATE GROSS INTERNAL AREA  
900 SQ. FT. (83.6 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID266626)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

