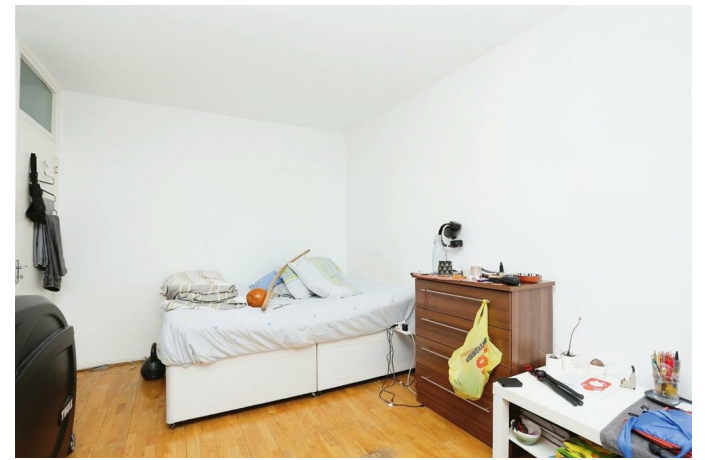




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Hanworth House, John Ruskin Street, London, SE5 | Offers In The Region Of £300,000  
Call us today on 020 7708 2002



- Three Bedrooms
  - Split-Level
  - Balcony
  - Chain Free
- 103 Years Left On Lease
- Service Charge Approx £6546.85 (Includes hot water and heating, insurance and ground rent)
  - Ground Rent £10 PA
  - Council Tax Band B
  - EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

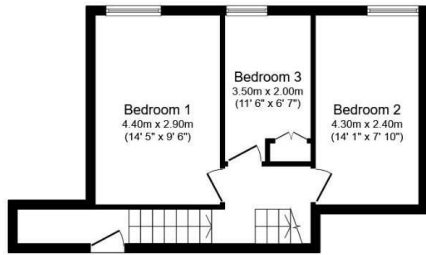
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



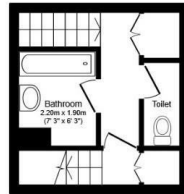
A generously proportioned, split level three-bedroom apartment with a balcony – 91m<sup>2</sup> – Chain Free!

On the third floor you are presented with a reception room and kitchen. The reception area is bright and spacious with windows spanning the width of the room, offering great light and there is ample space for relaxing and entertaining. There is access to a balcony with space for a small table and chairs, just add planters and surround yourself with your favourite plants and herbs. The kitchen is well presented with white wall and base units, butchers block effect worktops and a breakfast bar with space and plumbing for white goods. Moving down to the second floor of the property, you will find the bathroom, with a W.C adjacent. The bathroom comes with a heated towel rail, sink, and a bath with an overhead shower perfect for a relaxing soak or the busy morning dash. On the first and final floor of the property you'll find three bedrooms finished with neutral décor and wood flooring, two are large double bedrooms and the smallest bedroom has built in storage.

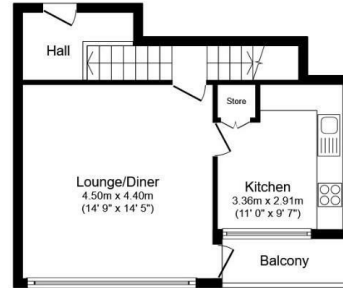
Neighbouring Kennington Park has a café, tennis courts and sports facilities to enjoy throughout the year. On Saturdays, you can wander over to the popular farmers' market at St Marks church. Oval Station is just a 0.4mile walk away offering Northern Line services to all over the city. Kennington Station (Northern Line) is also only a 0.8mile walk. There are a myriad of bus routes waiting to take you into Central London in under twenty minutes. You have two of Southwark's best parks in SE5 and the River Thames is 1.1 miles from your doorstep. You will be amazed at how central the location is.



**First Floor**



**Second Floor**



**Third Floor**



Total floor area 91.6 m<sup>2</sup> (986 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002  
| [Camberwell.Sales@hunters.com](mailto:Camberwell.Sales@hunters.com)

