



Ruskin Walk, North Dulwich **SE24**





Description

Located in the popular North Dulwich Triangle, moments from the assorted amenities of Herne Hill, this charming four bedroom Victorian family home benefits from a fantastic south west-facing rear garden.

A charming front garden sets the scene and leads to a welcoming entrance hall. To the front is an inviting living room with high ceilings and a beautiful feature fireplace. This theme continues through the house with a central traditional yet contemporary kitchen leading through to a full width dining space and family room beyond, flooded with natural light.

Sliding crittall style doors open up seamlessly on to the rear south west-facing garden with a decked area, perfect for entertaining and steps lead down to a well kept lawn. At the rear of the garden is a versatile garden room, currently used as a home office. Spread across the upper floors are four well proportioned, bright and airy bedrooms as well as two contemporary bathrooms, one on each floor.

Location

Ideally located in the prestigious North Dulwich Triangle, this beautiful home is near to a huge variety of amenities in Half Moon Lane, Dulwich Village and Herne Hill as well as the green open spaces of Sunray Gardens, Dulwich Park and Brockwell Park. Excellent schooling options are very close by, including sought-after state schools such as Judith Kerr Primary School, Dulwich Village Infant School, Dulwich Hamlet Junior School and The Charter School and world renowned Independent schools such as Alleyn's, James Allen's Girls' School and Dulwich College. Fantastic local transport links include a short walk to North Dulwich station (0.4 miles) with overground services to London Bridge. Further close option of Herne Hill station (0.4 miles) with overground services to London Victoria, London Blackfriars, London Farringdon and St. Pancras International and Denmark Hill station for London Overground Services. All distances are approximate.

Tenure: Freehold

EPC: D Council Tax Band: F

Local Authority: Southwark Council









Guide Price £1,775,000

Approximate Gross Internal Area

Ground Floor = 71.8 sq m / 773 sq ft

First Floor = 59.8 sq m / 644 sq ft

Second Floor = 27.7 sq m / 298 sq ft

Reduced Headroom & Eaves Storage = 29.0 sq m / 312 sq ft

Garden Office = 5.3 sq m / 57 sq ft

Total = 193.6 sq m / 2084 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Ground Floor

First Floor

Second Floor

(Not Shown In Actual Location / Orientation)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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