



**John Ruskin Street, London SE5**



***welcome to***

## **John Ruskin Street, London**

We are pleased to present a rare opportunity to acquire this wonderful two double bedroom ground floor period conversion flat, with direct access to its own large private rear garden. The property does require updating but has retained a wealth of character features such as high ceilings and a lovely bay fronted reception room which provides space for both living and dining areas. Situated in the popular tree lined John Ruskin Street the property is located within easy reach of Kennington, Walworth Road and Elephant and Castle which offer a variety of Bars, Shops and restaurants. The green open spaces of Kennington Park can be found within just 0.2 miles. Transport links are available close by at Kennington Tube Station (Northern Line) as well as a wide range of bus routes available that would provide access towards the city and surrounding areas.

Accommodation comprises own front door, an entrance hall, two double bedrooms, living room, kitchen, bathroom and rear garden.

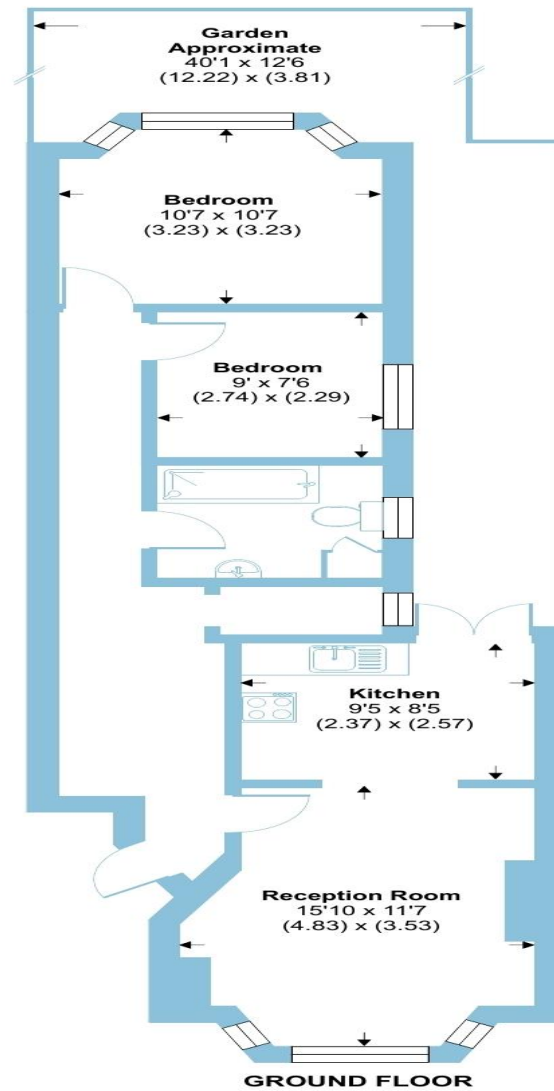
Early viewings advised as quick sale expected.



## John Ruskin Street, London, SE5

Approximate Area = 652 sq ft / 60.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1221667

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## **John Ruskin Street, London**

- Two Double Bedrooms
- Large Private Rear Garden
- Period Conversion
- No Onward Chain
- Requires Modernisation

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT110684](https://barnardmarcus.co.uk/Property/KGT110684)



Property Ref:  
KGT110684 - 0008

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