



Dighton Court John Ruskin Street, London SE5

welcome to

Dighton Court John Ruskin Street, London

Finished to an exacting standard, this fully renovated three double bedroom split level maisonette is set over two floors of a small low rise ex-local development and is available for sale with no onward chain. The property benefits from direct access to a large private balcony and with its split level arrangement really does have the feeling of a small house. Situated in the popular Dighton Court 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 a large entrance hall, re-fitted kitchen/diner, large lounge opening on to a private balcony, three spacious double bedrooms, and a bathroom with separate w/c.

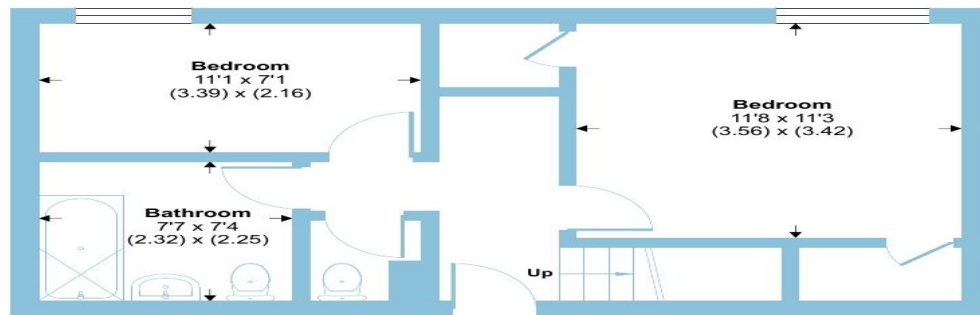
This property has a healthy length lease and would make an ideal home or BTL investment.



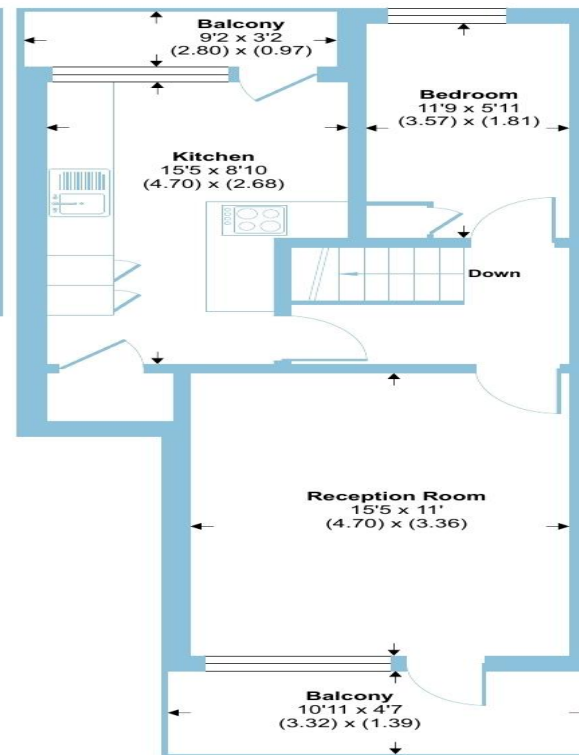
John Ruskin Street, London, SE5

Approximate Area = 851 sq ft / 79 sq m

For identification only - Not to scale



SECOND FLOOR



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1359370

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- Three Double Bedrooms
- High Spec Renovation
- Private Balcony
- No Onward Chain
- Split Level

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 5082.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Jun 1991.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110143



Property Ref:
KGT110143 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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