



**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.

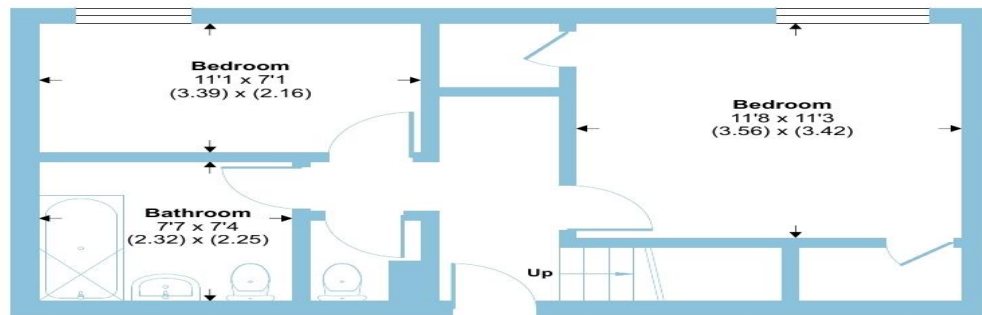
This property has a healthy length lease and would make an ideal home or BTL investment.



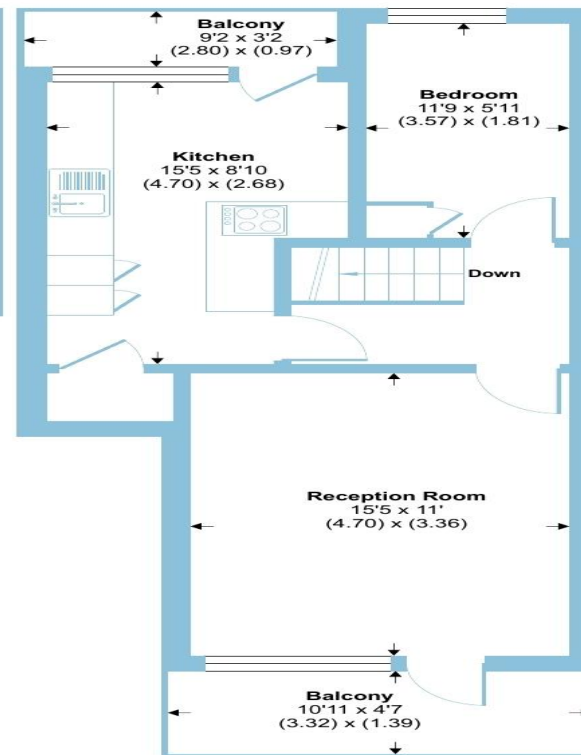
# John Ruskin Street, London, SE5

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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## **Dighton Court John Ruskin Street, London**

- 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.

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT110143](https://barnardmarcus.co.uk/Property/KGT110143)



Property Ref:  
KGT110143 - 0011

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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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