

# John Ruskin Street | Oval, SE5



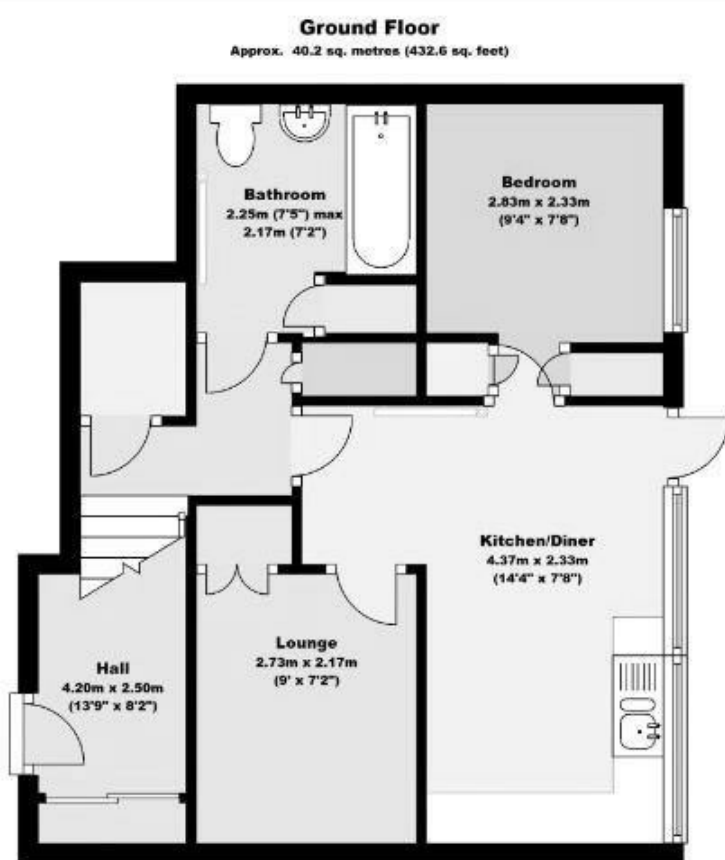
**Guide Price £250,000**  
**Leasehold**

# John Ruskin Street | Oval, SE5

A unique one bedroom property with a private covered patio in a purpose built development less than 10 minutes walk from Oval station. A quirky and well presented, the apartment stands out from the rest. It is located within a short walk from Kennington Park and The Oval cricket ground.

Being sold via secure sale online bidding. Terms & Conditions apply. Starting bid £300,000.

Lease: 103 years remaining. Service charge £3382. Ground rent: £10. EPC=C. Council tax band A (Southwark).



FLOORPLAN FOR GUIDANCE ONLY

Total area: approx. 40.2 sq. metres (432.6 sq. feet)

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

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.