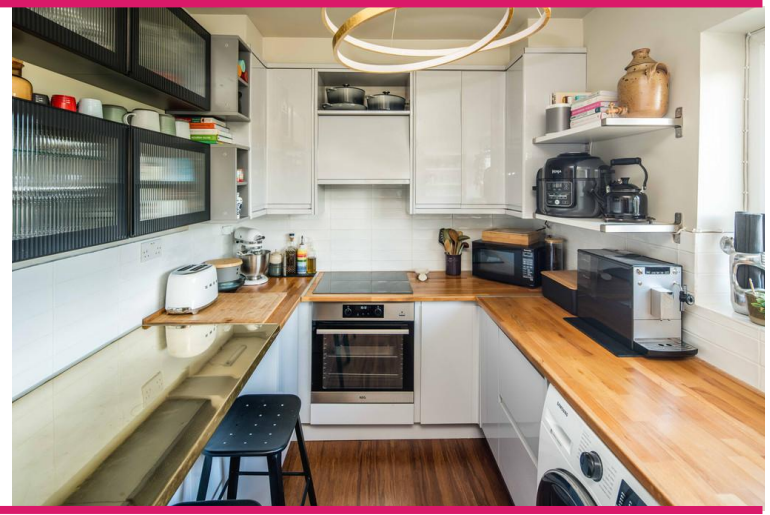


Champion Park | London | SE5 8TD

Leasehold

£450,000

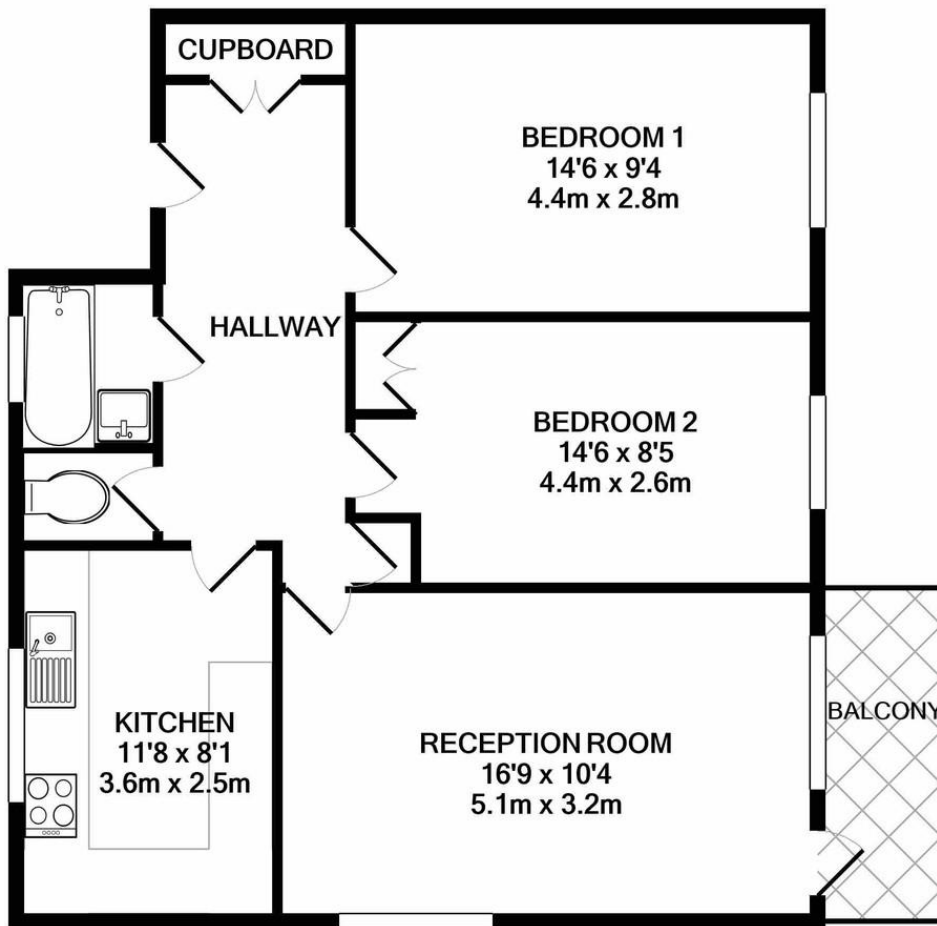
- Two Double bedrooms
- Large reception room
- Private Balcony
- Top floor
- Great city views
- Fitted kitchen
- Modern Bathroom
- Denmark Hill Station
- Ruskin Park
- Local amenities



Beautifully presented top floor apartment opposite Ruskin Park and Denmark Hill Station. The property has been completely renovated, has a modern fitted kitchen, large reception room with private balcony and incredible views over the city. Two double bedrooms, good sized family bathroom, gas central heating, new radiators and double glazing. An excellent location with direct transport links to London Bridge and Victoria, the amenities in Camberwell and Herne Hill are all within walking distance.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 662 SQ.FT. (61.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Viewing Arrangements

Strictly by appointment

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020 3519 9121

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements