



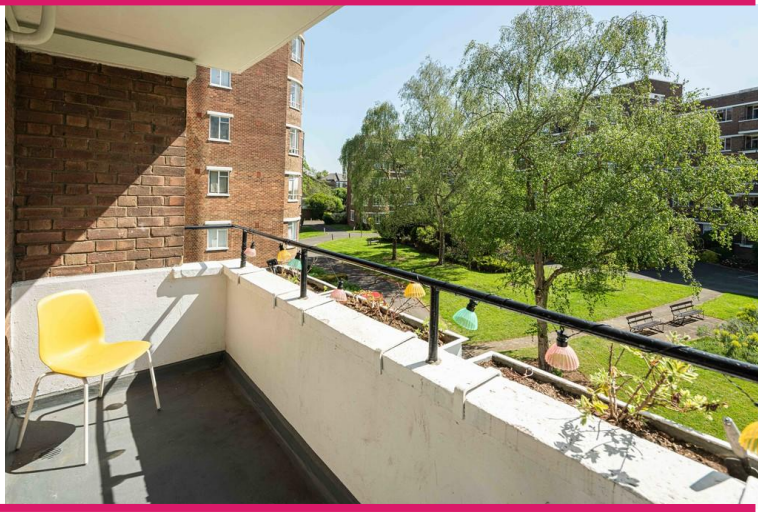
Champion Hill | London | SE5 8TQ

Leasehold

£650,000

- Ruskin Park House
- Three bedrooms
- Two balconies
- Potential to modernise
- Double open plan reception
- Long lease
- Second floor
- Ruskin park
- Denmark Hill station
- Great views





This charming three bedroom apartment in the very desirable Ruskin Park House development is spacious and bright with lots of potential to modernise. Three double bedrooms, generous double reception room, two balconies and separate bathroom and WC.

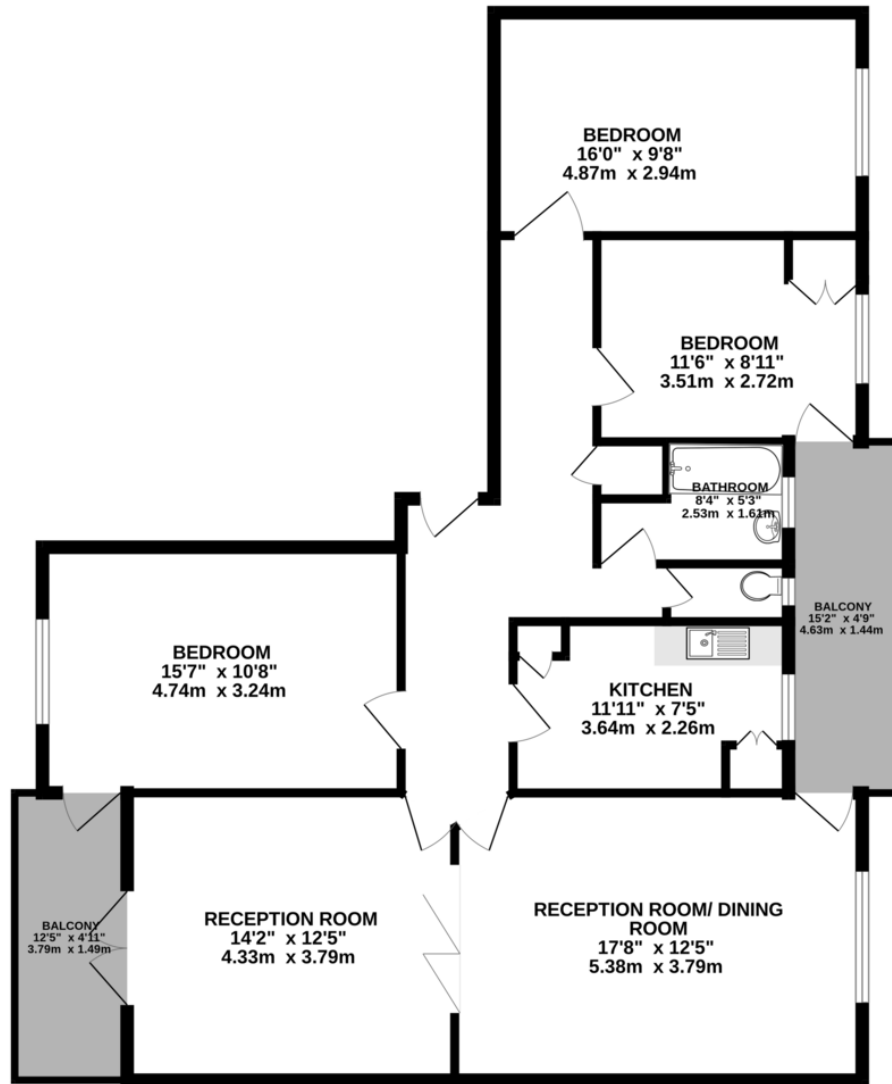
The estate is maintained to a high standard by the onsite estate manager and caretakers. Excellent location for Denmark Hill, Camberwell, Herne Hill, Dulwich and Ruskin Park.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SECOND FLOOR  
1103 sq.ft. (102.5 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

## Contact Details

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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