



Ruskin Walk, SE24  
Guide £1,300,000

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# In general

- 'North Dulwich Triangle' location
- Attractive semi-detached house
- Two reception rooms
- Kitchen & dining room
- Three bedrooms
- Popular location
- Close to transport links
- No onward chain

# In detail

An opportunity to purchase a three bedroom period house on Ruskin Walk, a sought after residential road within the 'North Dulwich Triangle' area of Herne Hill.

The property offers a host of original features to include Victorian tessellated tiles to the hallway, cornicing, picture rails and ceiling roses and has potential to extend (subject to the usual planning consents).

The accommodation comprises a bright front reception room with bay window to front and feature fireplace, there is a dining room to the centre of the house leading to the kitchen, the rear reception has another feature fireplace and access via double doors to the good-sized West facing rear garden. On the first floor is the family bathroom & separate wc, the main bedroom has windows to front and large built-in wardrobes spanning one wall, there are a further two bedrooms.

The 59ft West facing rear garden has a shingled area immediately outside the house, then it is mainly laid to lawn with mature shrubs & trees.

Ruskin Walk is an extremely popular road, close to the centre of Herne Hill which offers a popular range of restaurant & shopping amenities, Herne Hill railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park with its cafe & lido.

The property is offered to the market Chain free.

EPC: D | Council tax Band: F



# Floorplan

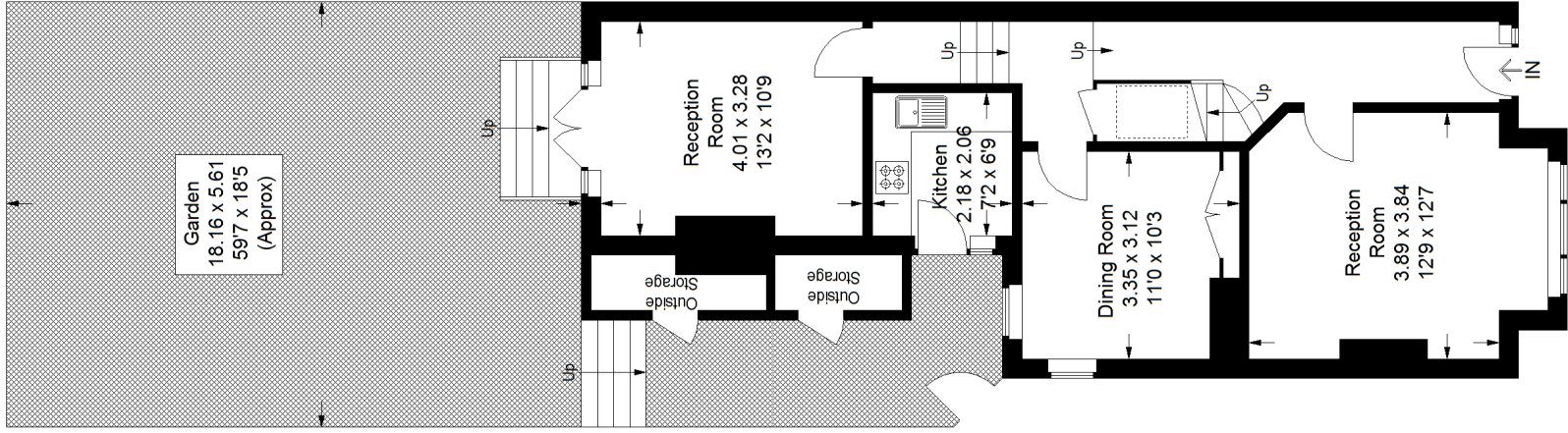
## Ruskin Walk, SE24

Approximate Gross Internal Area  
Ground Floor (Excluding Outside Storage)

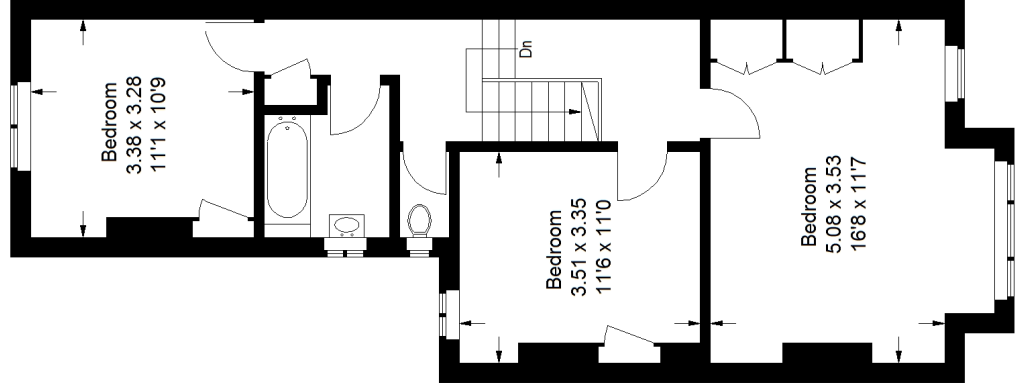
62.2 sq m / 670 sq ft

First Floor = 61.6 sq m / 663 sq ft

Total = 123.8 sq m / 1333 sq ft



⋮ = Reduced headroom  
below 1.5 m / 5'0"



**Ground Floor**

**First Floor**

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

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