



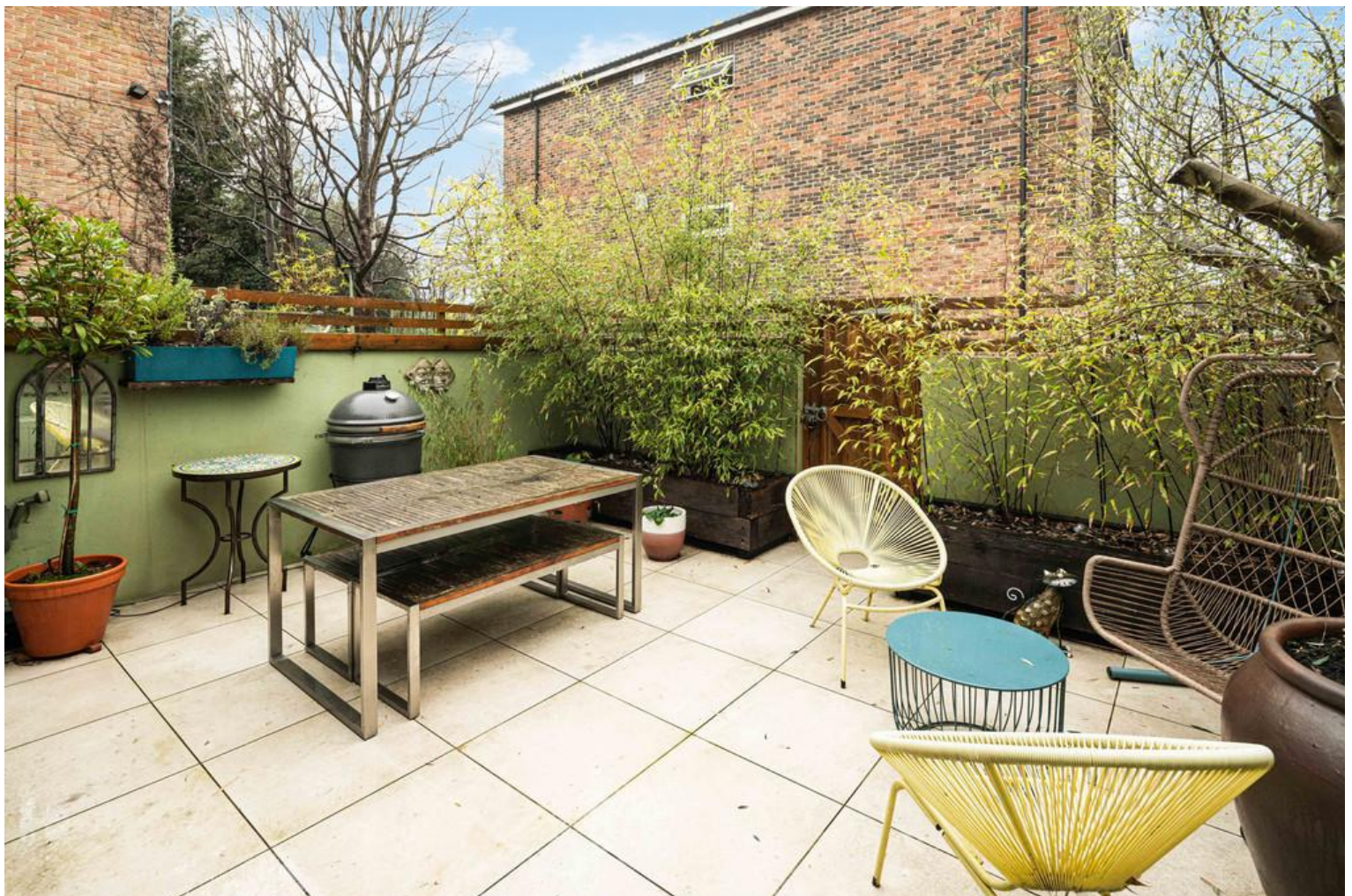
Springhill Close | London | SE5

Freehold

£800,000

- Three double bedrooms
- Private garden
- Open plan
- Freehold
- Separate Kitchen / Living room
- Excellent location
- Local amenities
- Denmark Hill Station
- Ruskin Park
- Excellent bus routes




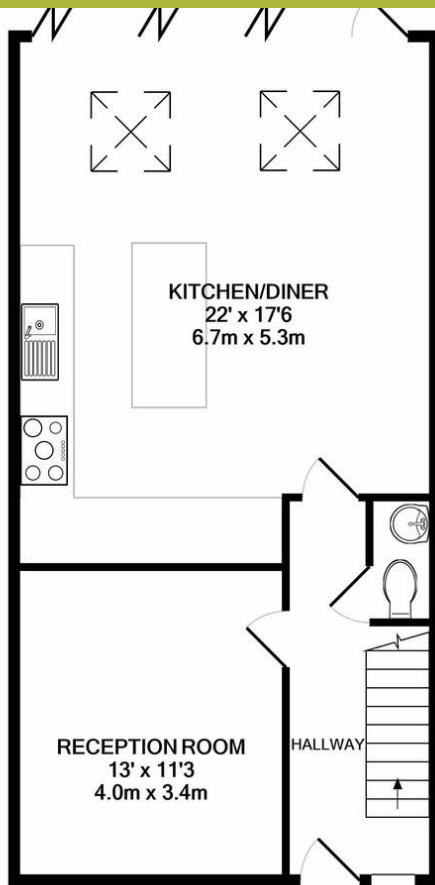


A very well presented mid terraced house, renovated to a high standard. The ground floor has solid wood flooring through out the large open plan kitchen diner and bifold doors leading out to a low maintenance garden. Three good sized bedrooms and a family bathroom upstairs, with the potential to do a loft conversion. A great Freehold house, in a popular location a stones throw from Ruskin Park, easy access to Denmark Hill Station and Kings College Hospital. Lordship Lane shops, bars and restaurants as well as Brixton's amenities and nightlife are all with in walking distance.

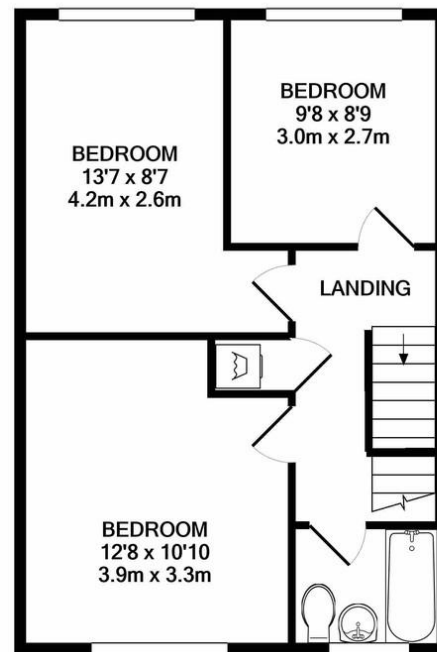




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 	



GROUND FLOOR  
APPROX. FLOOR  
AREA 612 SQ.FT.  
(56.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 460 SQ.FT.  
(42.7 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1072 SQ.FT. (99.6 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

## 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 are 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