

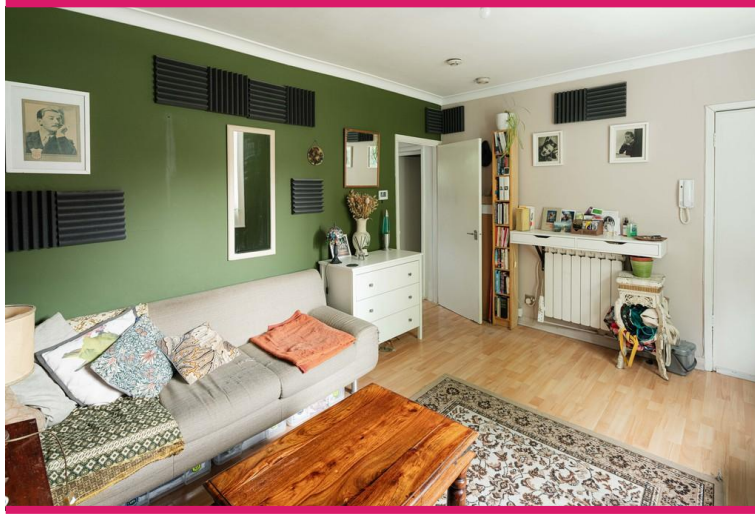


De Crespigny Park | London | SE5

Leasehold

£345,000

- One double bedroom
- Large shared garden
- Off road parking
- Bike storage
- Chain free
- Lots of natural light
- Ruskin Park
- Denmark Hill Station
- Excellent bus routes
- Local amenities

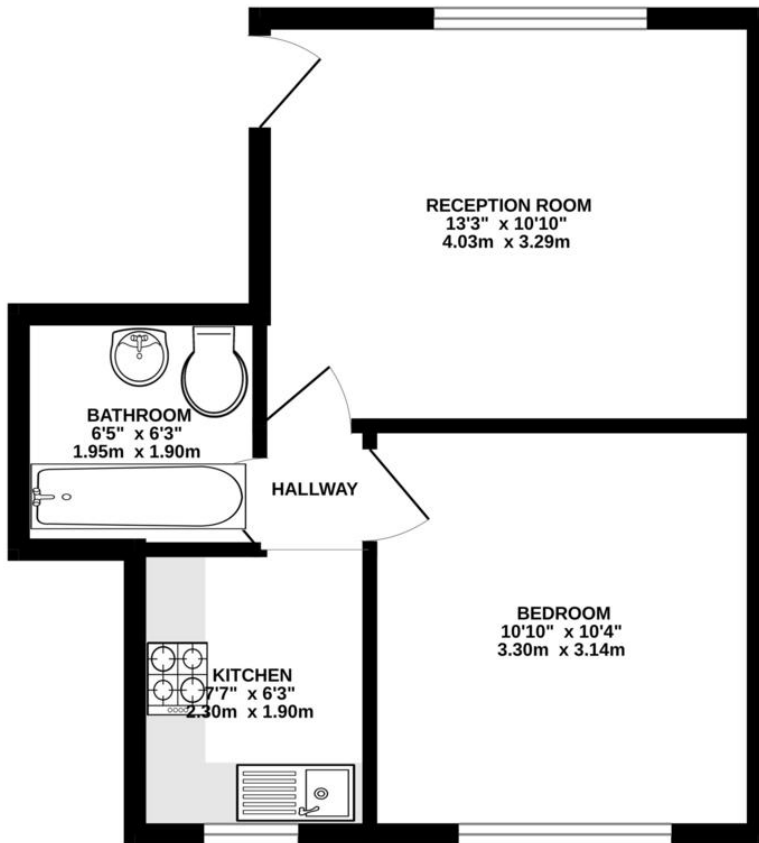


A one bedroom apartment in a Victorian house, with off street parking and access to a large shared garden. The flat is bright, well laid out, and neutrally decorated. There's some shared hallway space with storage and room for a bike. Inside, the living room faces south and gets plenty of natural light through a large sash window. It connects to a compact kitchen with modern units, a gas hob, oven, and extractor fan. The bedroom is a good-sized double overlooking the garden. The bathroom includes a bath with shower, heated towel rail, and modern fittings. Denmark Hill station is about a five-minute walk, with regular trains to central London and Overground connections. There are supermarkets, cafés, and restaurants nearby, along with local amenities and the popular Ruskin park with its summer fetes and community



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 351 sq.ft. (32.6 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.
Made with Metropix 02026

Viewing Arrangements

Strictly by appointment

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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