



Champion Hill | London | SE5 8TN

Leasehold


£485,000

- Two double bedrooms
- Modern Kitchen
- Private Balcony
- Long lease
- Separate Kitchen / Living room
- Chain free
- Denmark Hill Station
- Kings College Hospital
- Excellent bus routes
- Ruskin Park

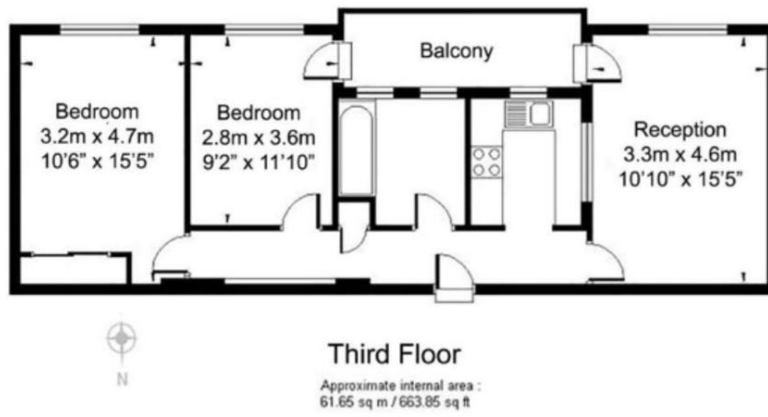


Third floor two bed apartment in the popular Ruskin Park House estate. Overlooking the gardens this flat is neutrally decorated with lots of character. The fitted kitchen has integrated modern appliances and a clean finish with white metro tiles, the three piece white bathroom suite has a shower over the bath. The balcony is accessible from the living room and bedroom. Ruskin Park House is a desirable building of purpose built apartments, maintained to a high standard by the onsite estate manager and caretakers. Very close to Denmark Hill station, Ruskin Park, Heme Hill and its Village farmers market, East Dulwich, Lordship Lane, Peckham and Brixton with vibrant nightlife are close by. Share in the leasehold management company, long lease.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 	

Ruskin Park House, London SE5



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 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.