



Champion Park | London | SE5 8TD

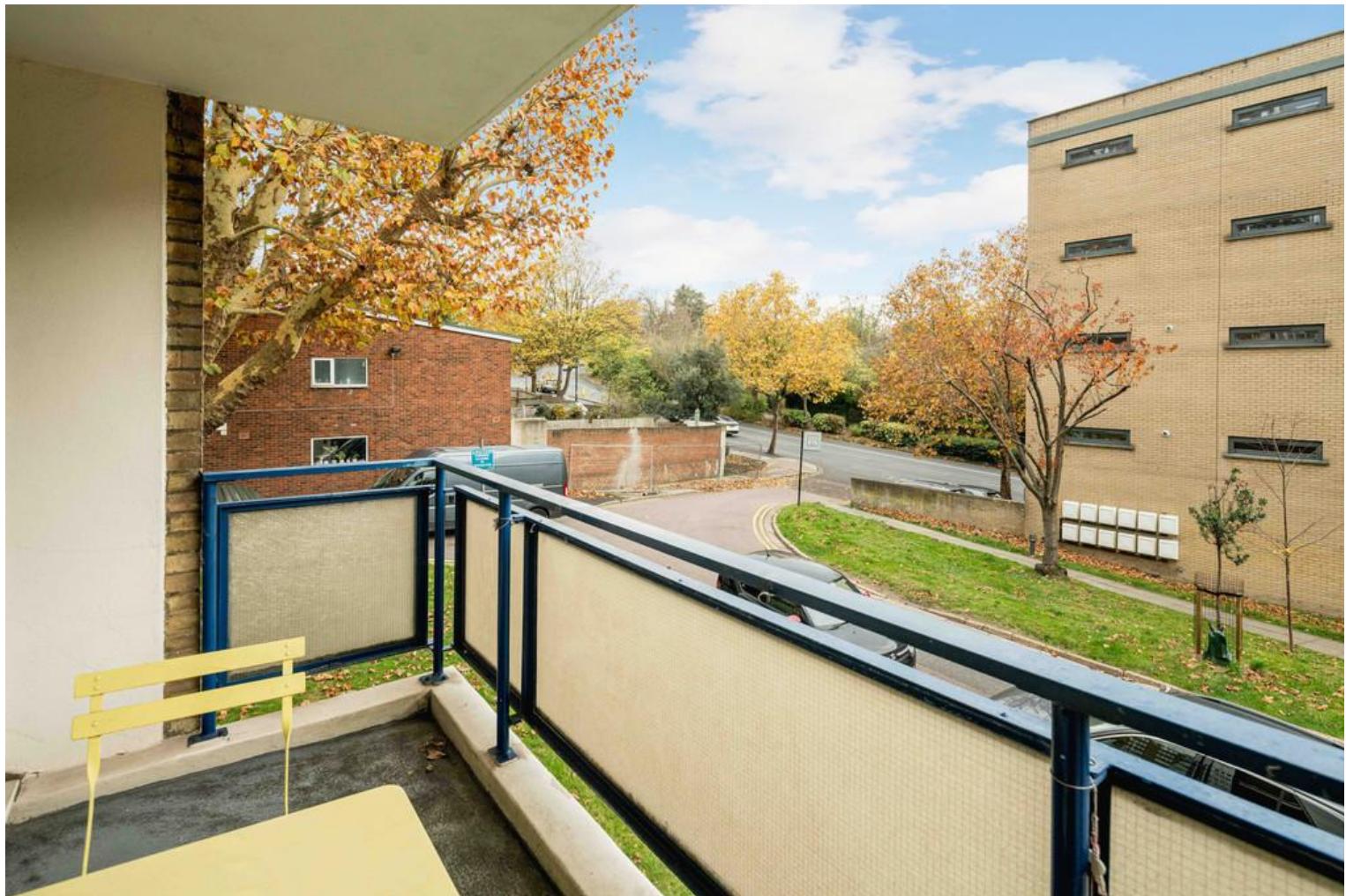
Leasehold

£425,000

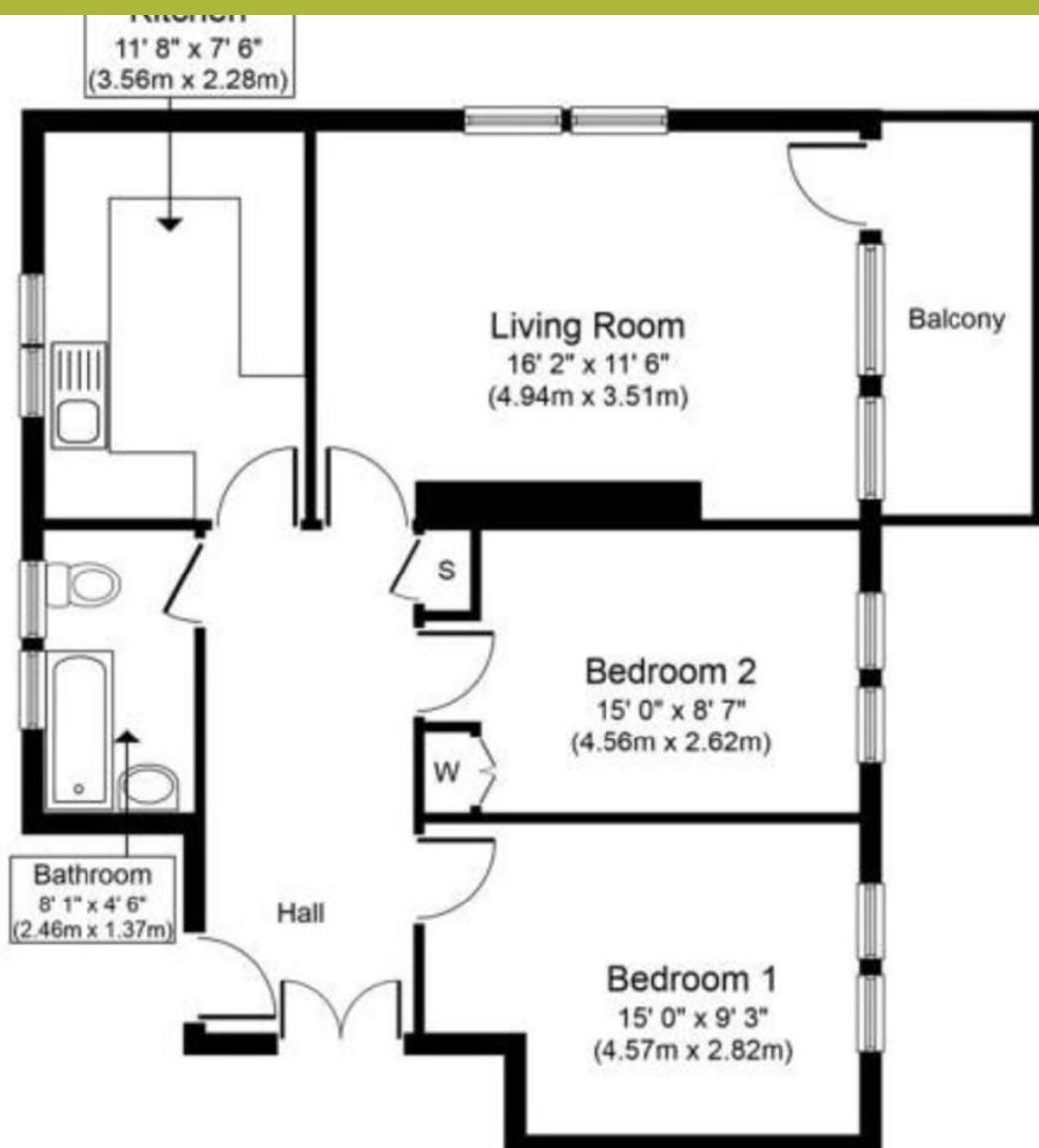
- Two double bedrooms
- Open plan
- Private balcony
- Modern Kitchen
- Plenty of storage
- Excellent location
- Local amenities
- Denmark Hill Station
- Excellent bus routes
- Kings College Hospital



Spacious first floor apartment opposite Ruskin Park and Denmark Hill Station. The property has been well looked after, has a fitted kitchen, large reception room with private balcony. Two double bedrooms, good sized family bathroom, gas central heating and double glazing. An excellent location with direct transport links to London Bridge and Victoria, the amenities in Camberwell and Herne Hill are all within walking distance.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive



Approximate Floor Area

646 sq. ft.

(60.0 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewing Arrangements

Strictly by appointment

Contact Details

121 Denmark Hill

London

SE5 8EN

www.urbanvillagehomes.co.uk

sales@urbanvillagehomes.com

020 3519 9121