

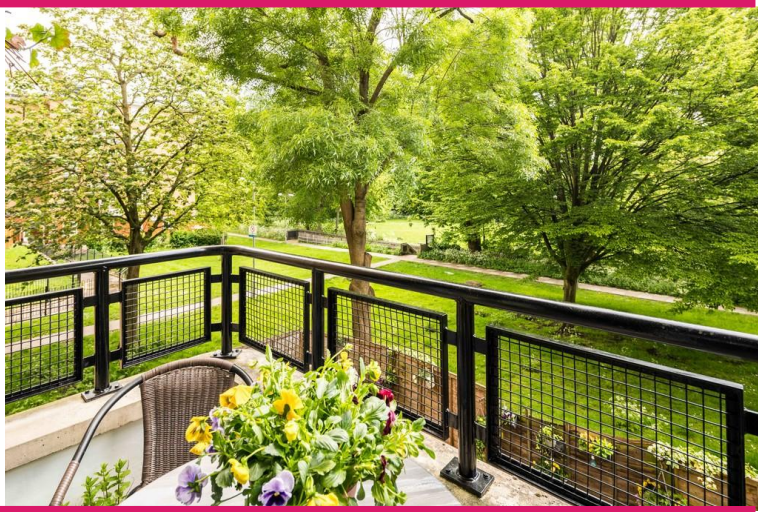


Champion Hill | London | SE5 8AY

Leasehold

£375,000

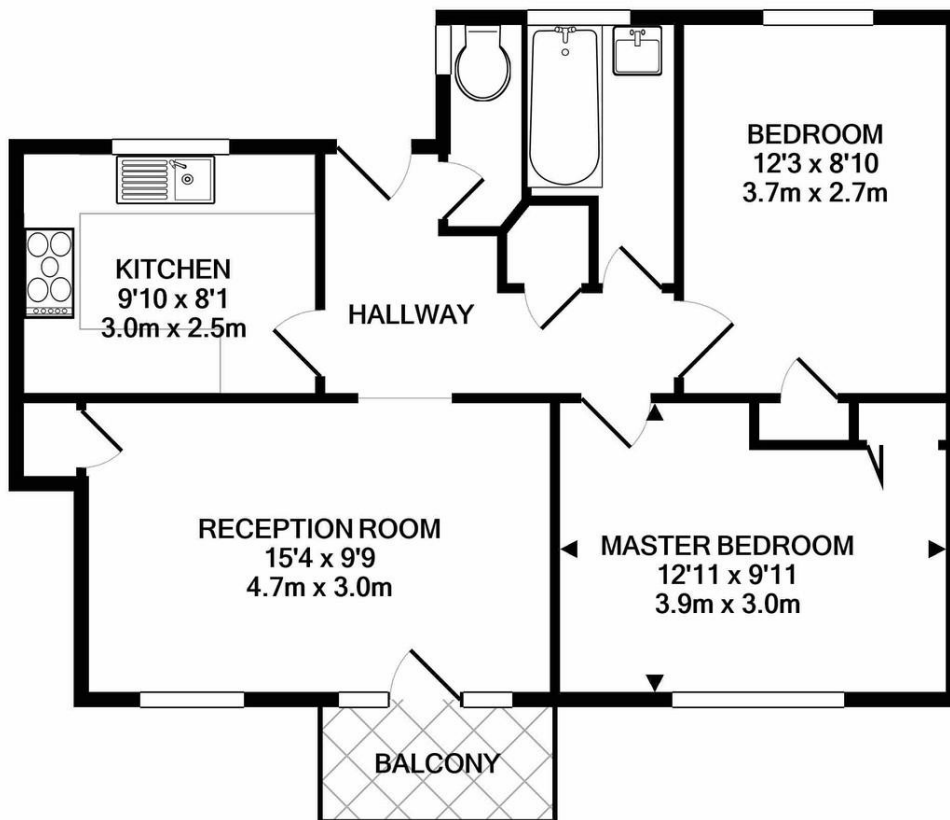
- Two double bedrooms
- Private balcony
- Lots of natural light
- Modern Kitchen
- Plenty of storage
- Excellent location
- Local amenities
- Denmark Hill Station
- East Dulwich train station
- Excellent bus routes



Charming two bedroom flat in a purpose built block. Surrounded by plenty of greenery, this flat looks out over communal gardens and Dog Kennel Hill Woods. The flat has a modern kitchen, spacious reception room, two double bedrooms and a family bathroom. The flat is decorated to a high standard with carpeting in the bedrooms and neutral paint throughout. There is free permit parking for residents, as well as paid parking on Champion Hill. Just up the hill from Denmark Hill Station the property is very well connected with the London Overground service to Victoria, Blackfriars, Shoreditch. East Dulwich and Peckham are within walking distance, along with Kings College Hospital and Ruskin Park. Great local schools include Bessemer Grange and Dog Kennel Hill. Lease 103, Service charge £2500, Ground



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 	



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

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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