



Champion Hill | London | SE5 8TH

Leasehold

£465,000

- Two double bedrooms
- Private balcony
- Lots of natural light
- Separate kitchen and living room
- Communal gardens
- Chain free
- Denmark Hill Station
- Local amenities
- Ruskin Park
- Excellent bus routes

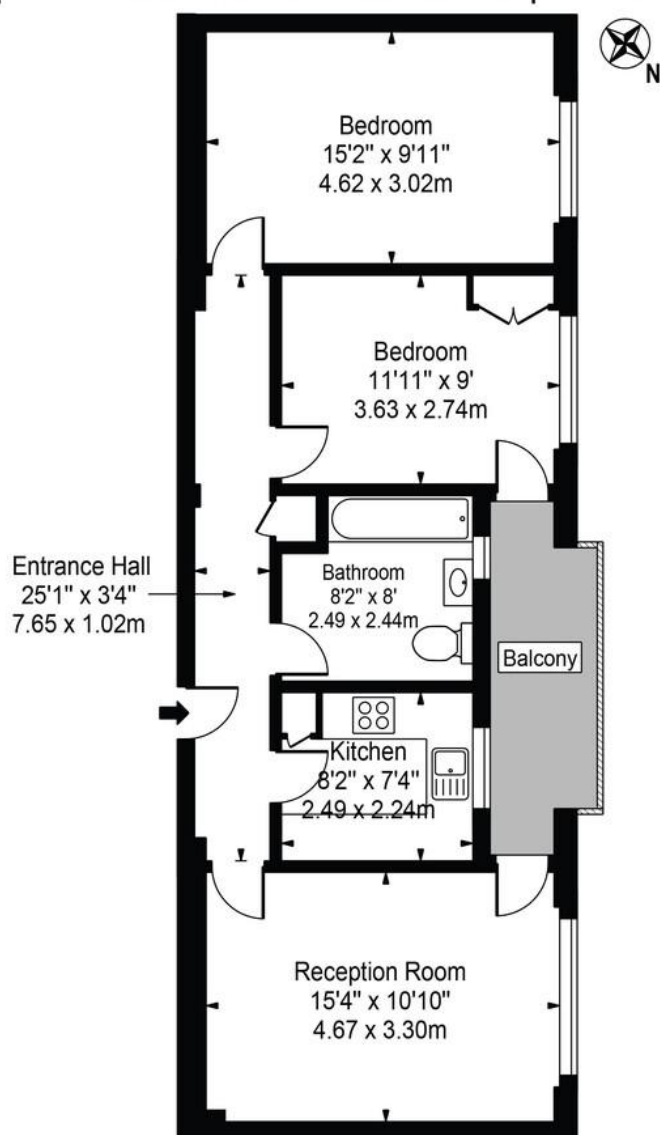


A second floor flat with two large double bedrooms and a bright and spacious living room that leads out onto the south facing balcony. Ruskin Park House is a desirable building of purpose built apartments, maintained to a high standard by the onsite caretakers. The character of the block is sought after and due to the prohibition of renting the apartments out to tenants the estate maintains a community feel and familiarity. The property is located very close to Denmark Hill station with direct transport links into central London. Ruskin Park is also a short stroll away, as is Herne Hill and its Village farmers market. Peckham and Brixton with vibrant nightlife are also close by.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 	

**Ruskin Park House,
Champion Hill, SE5 8TH**
Approx. Gross Internal Area 664 Sq Ft - 61.69 Sq M



Fourth Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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 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