



Ruskin Park House | London | SE5

Leasehold

£450,000

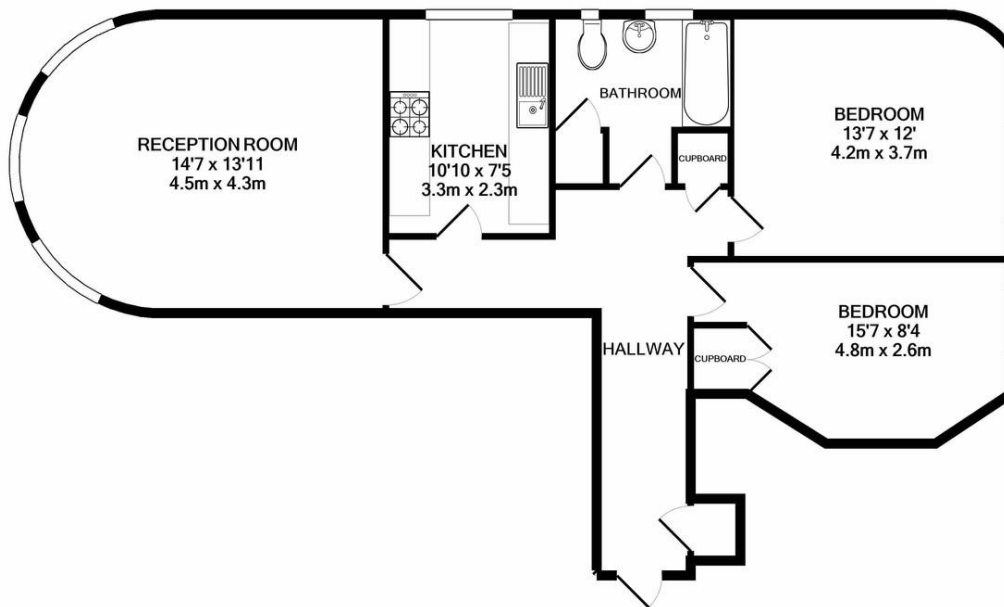
- Two Double Bedrooms
- Round Bay
- Very bright
- Modern Kitchen
- Long lease
- Ruskin Park
- Denmark Hill Station
- Herne Hill
- Local amenities
- Kings College Hospital



A well-presented two double bedroom apartment on the first floor in Ruskin Park House. This flat is spacious and bright with a modern kitchen, large tiled bathroom and amazing wide bay windows in the living room. There is solid wood flooring throughout, original Crittall windows and pleasant views. Ruskin Park House is a very desirable development of purpose built 1940s apartments, maintained to an impeccable standard by the onsite estate manager and caretakers. There are beautifully kept communal gardens surrounding the blocks and Ruskin Park is just over the road. Kings College Hospital, Denmark Hill Station, Herne Hill and East Dulwich are all within easy walking distance of the flat. Leasehold (140 years) with a share in the Freehold Company.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



TOTAL APPROX. FLOOR AREA 834 SQ.FT. (77.5 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. 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