



Champion Hill | London | SE5 8TL

Leasehold

£485,000

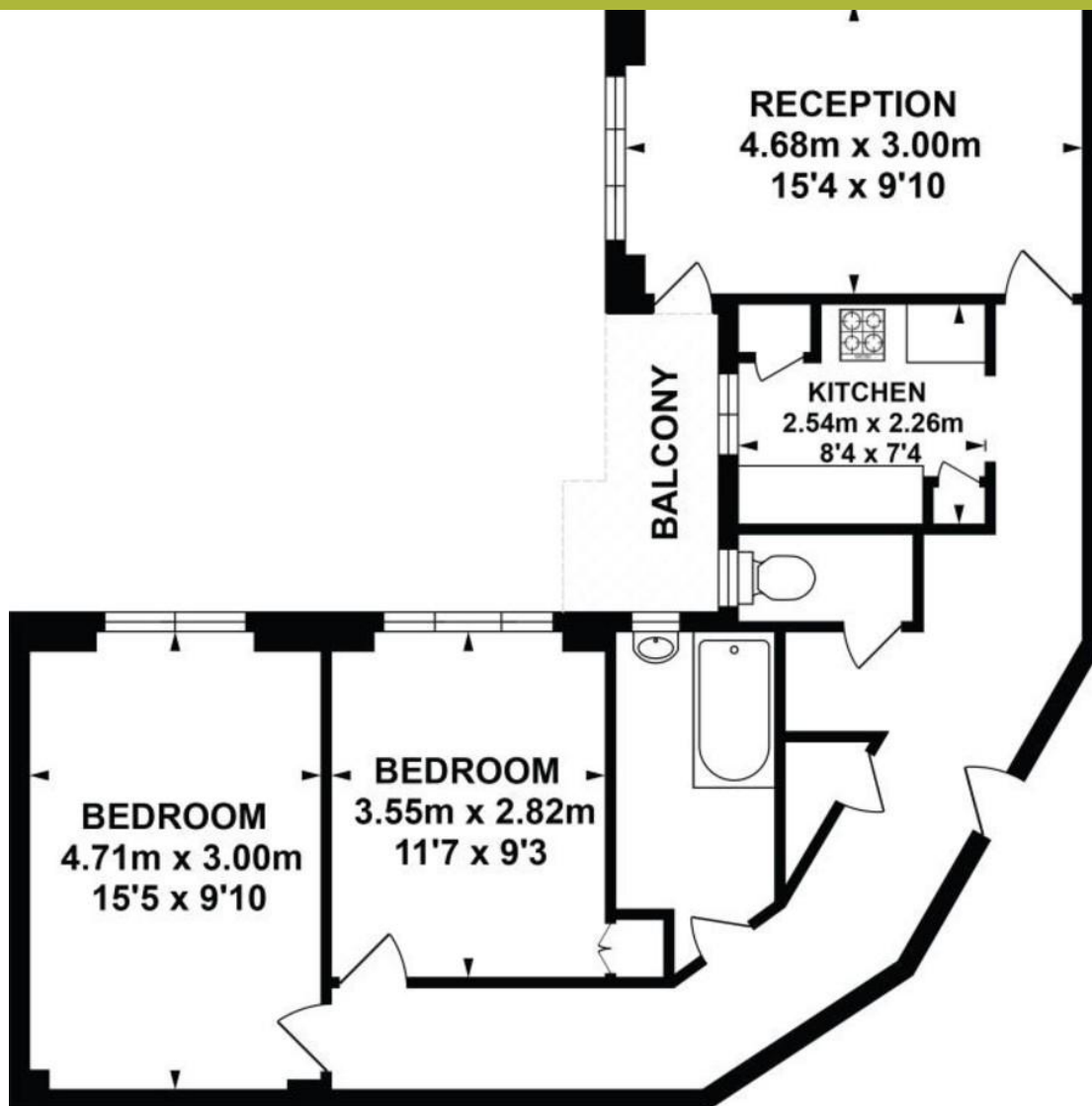
- Ruskin Park House
- Two bedrooms
- Private balcony
- Exceptionally well maintained
- Communal gardens
- Separate kitchen
- Denmark Hill Station
- Local amenities
- Ruskin Park
- Kings College Hospital



Two bedroom apartment on the ground floor in the sought after Ruskin Park House. This charming apartment is immaculate throughout, the pretty balcony overlooks the communal green space and 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		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	



GROUND FLOOR
APPROX. FLOOR
AREA 70.25 SQ.M.
(756 SQ.FT.)

TOTAL APPROX. FLOOR AREA 70.25 SQ.M. (756 SQ.FT.)

Viewing Arrangements

Strictly by appointment

Contact Details

121 Denmark Hill

London

SE5 8EN

www.urbanvillagehomes.co.uk

sales@urbanvillagehomes.com

020 3519 9121

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.