



164 Ruskin Park House | London |
SE5 8TL

Leasehold

£480,000

- 2 Bedroom
- Top Floor
- West Facing Balcony
- Ruskin Park House
- Beautifully maintained
- Green Spaces
- Denmark Hill Station
- Camberwell
- Peckham
- East Dulwich Station

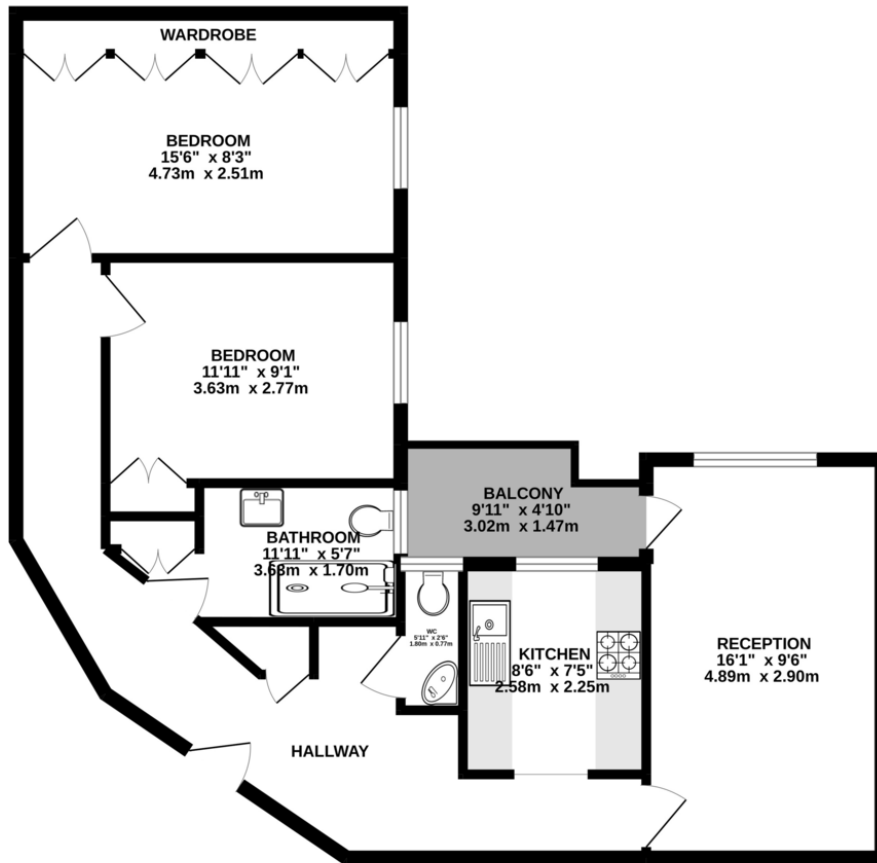


This bright and spacious two-bedroom apartment with a private balcony is situated on the top floor of Ruskin Park House, a modernist development on Champion Hill. Designed in the 1930s by Alexander Stuart Gray and William Watkins, Ruskin Park House is a celebrated example of British modernism, surrounded by beautifully maintained gardens. It is within easy walking distance of Kings College Hospital, Denmark Hill Station and Ruskin Park. Larger than many flats in the block the accommodation comprises two double bedrooms, large reception room and kitchen, modern bathroom and plenty of storage. The original floors are in excellent condition through much of the flat and the west facing balcony with views over the communal gardens and unique architectural features of the development. Local amenities include the restaurants, gastro pubs and trendy bars located all around Denmark Hill & Camberwell Green. The Energy Performance Certificate predates modernisation of the heating system.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

GROUND FLOOR
730 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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