



Kemerton Road | London | SE5 9AR

Freehold

£1,175,000

- Five bedrooms
- Two Bathrooms plus WC
- Kitchen breakfast room
- Utility Room
- Charm and Character
- Chain Free
- 0.8 miles to Brixton tube
- Very close to Ruskin Park
- Kings College Hospital
- Denmark Hill and Loughborough Jcn



Beautiful Victorian Mid- terrace house, in the Heart of 'Ruskin Village' very close to Ruskin Park, Denmark Hill Station, Kings College Hospital, Loughborough Junction and Brixton Village, POP and Tube.

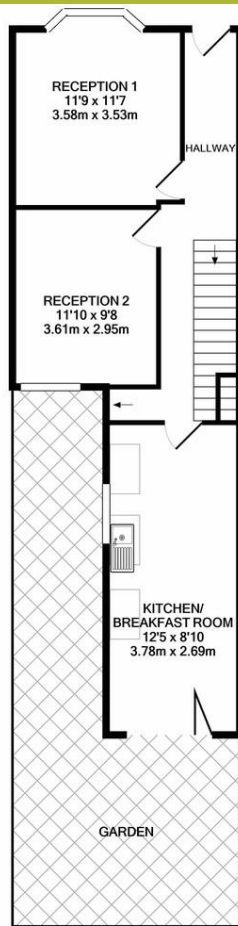
Well presented with Period features and a pretty garden. The house has a professional loft conversion, providing five good sized bedrooms, through lounge and extended sunny kitchen. There is a well laid out utility room and a storage cellar off the utility room that y goes all the way back under the house.



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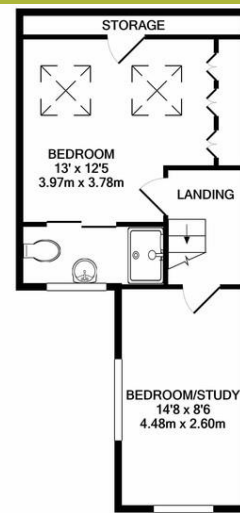
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 51 SQ.FT.  
(4.7 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 566 SQ.FT.  
(52.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 491 SQ.FT.  
(45.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 399 SQ.FT.  
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1507 SQ.FT. (140.0 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

## Contact Details

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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 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