



Champion Hill | London | SE5 8TN

Leasehold

£450,000

- Two double bedrooms
- Separate bathroom and wc
- Private balcony
- Third floor
- Lift access
- Ruskin Park
- Denmark Hill Station
- Local amenities
- Herne Hill
- Excellent bus routes

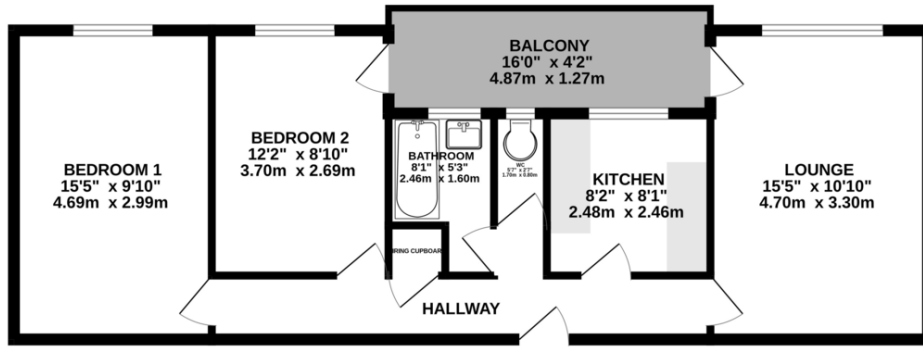


Third floor two bed apartment in the popular Ruskin Park House estate. Overlooking the gardens this flat is neutrally decorated with lots of character. The fitted kitchen has the original layout complete with larder cupboard and the bathroom and separate wc have original tiles in place with shower over bath. The balcony 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 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

## 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