



20 Kemerton Road | London | SE5  
9AP

Share of Freehold

£625,000

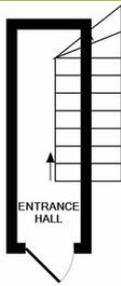
- Share of freehold
- Very well presented
- Lots of natural light
- Three bedrooms
- Two bathrooms
- Wood flooring
- Period features
- Very popular Ruskin Park location
- Denmark Hill & Loughborough Jct



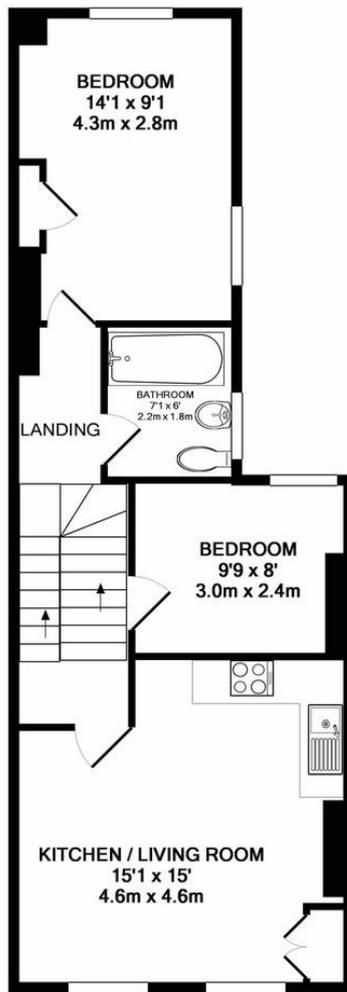
Bright and sunny, three bedroom apartment located in the very popular Ruskin Park area of Denmark Hill 'Ruskin Village' Share of freehold, arranged over the top two floors of this pretty Victorian house. The apartment is well presented and offered chain free. A two minute walk from Ruskin Park, with its famous paddling pool, summer band stand concerts and mid-summer fete. A short walk to Denmark Hill station, Kings college hospital and Loughborough junction with swift access to Blackfriars and Kings Cross. Excellent local schools and amenities.



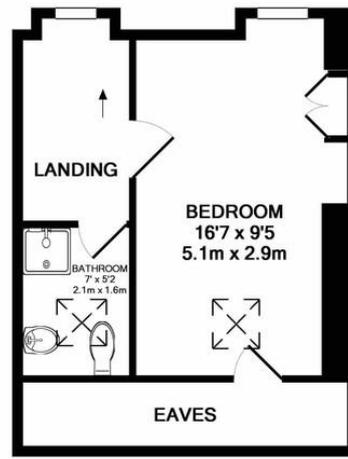
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GROUND FLOOR  
APPROX. FLOOR  
AREA 34 SQ.FT.  
(3.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 541 SQ.FT.  
(50.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 280 SQ.FT.  
(26.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 855 SQ.FT. (79.4 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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SE5 8EN

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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