



Kemerton Road | London | SE5

Leasehold


£470,000

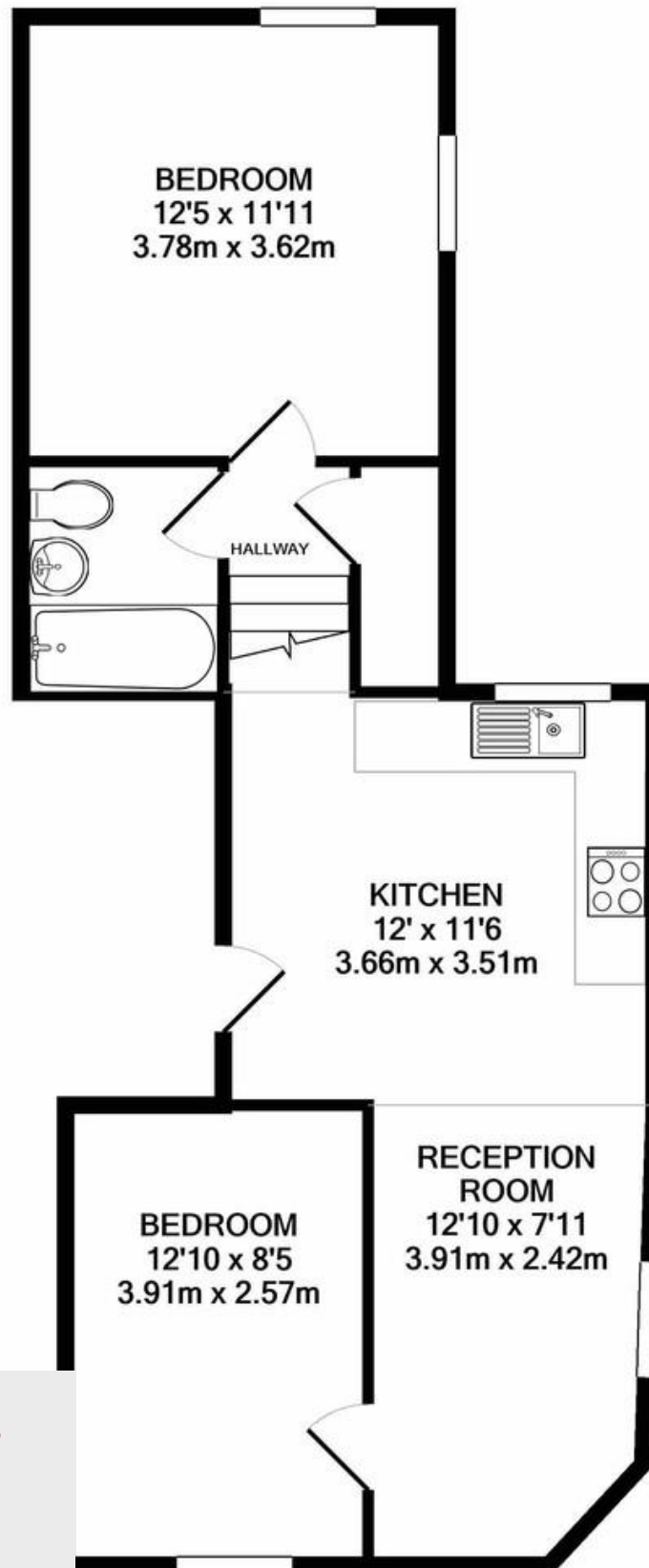
- Two double bedrooms
- Open plan
- Period conversion
- First floor
- Chain free
- Excellent location
- Denmark Hill Station
- Local amenities
- Ruskin Park
- Loughborough Junction



A unique first floor two bed property on a popular road in Ruskin Village. The bedrooms are both comfortable doubles with plenty of light. There is a bright kitchen/living room with a modern kitchen and a well-sized bathroom. The flat is a stones throw from the gorgeous Ruskin Park where you will find tennis courts and sports facilities, paddling pool and summer bandstand concerts. The flat is in the hub of a great community with excellent transport links from Denmark Hill Station, Loughborough Junction Station, Brixton tube & Herne Hill. Walking distance to Kings College Hospital and Camberwell amenities.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 	



Viewing Arrangements

Strictly by appointment

Contact Details

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

It has been made to ensure the accuracy of the floor plan contained here, measurements of rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any potential buyer. All services, systems and appliances shown have not been tested and no guarantee is given.

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.