



Champion Hill | London | SE5 8TQ

Leasehold

£525,000

- Two double bedrooms
- Recently renovated
- High spec
- Long lease
- Separate Kitchen / Living room
- Lots of natural light
- Local amenities
- Denmark Hill Station
- Ruskin Park
- Excellent bus routes






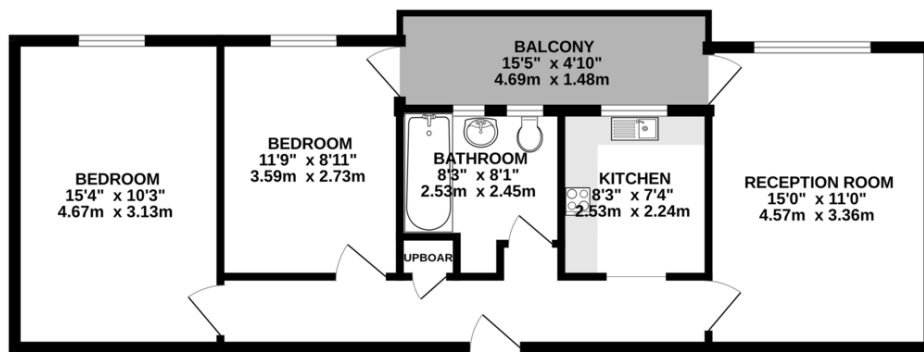
A beautiful two double bedroom apartment on the fourth floor of Ruskin Park House. Beautifully renovated by the current owner the living room benefits from plenty of natural light from the large south facing window and balcony access. There is a modern kitchen with integrated appliances and room for a small dining space and a large family bathroom. Parking spaces, garages and storage units are available to rent onsite and the development is surrounded by well manicured communal gardens. Easy walking distance to Denmark Hill Station, King's College Hospital and Ruskin Park. Close to Herne Hill with its village market and lively Peckham and Brixton. Share of freehold company, long lease





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 	

4TH FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 689sq.ft. (64.0 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