



Champion Hill | London | SE5 8TN

Leasehold

£600,000

- Three bedrooms
- Third floor
- Round bay
- Potential to update
- Plenty of storage
- Long Lease
- Denmark Hill Station
- Excellent bus routes
- Local amenities
- Ruskin park

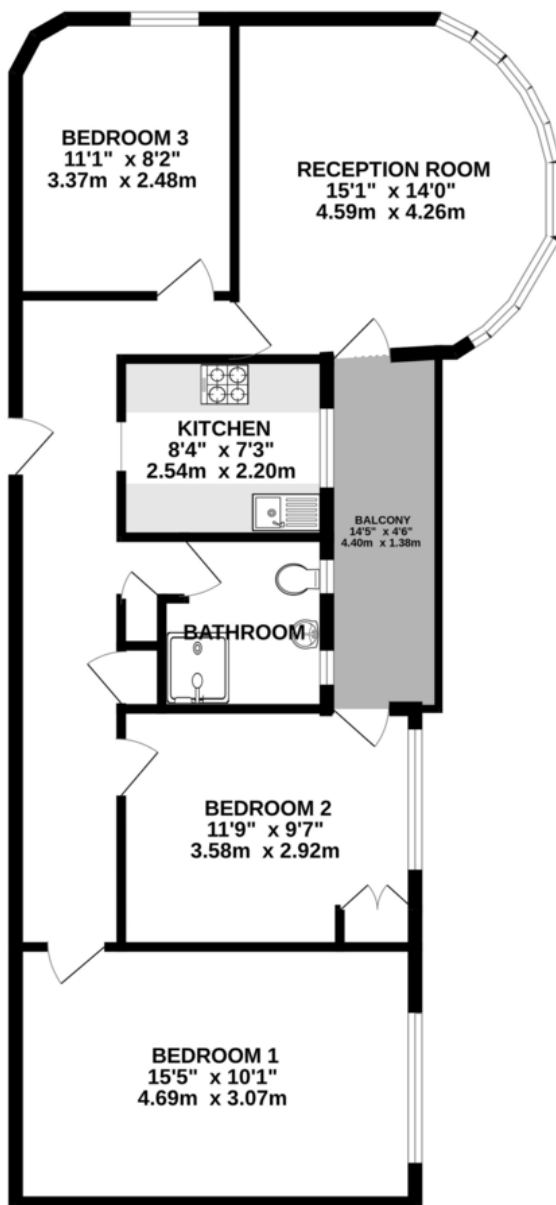


This charming three bedroom apartment in the very desirable Ruskin Park House development is spacious and bright with lots of potential to modernise. Three bedrooms one which has direct access to the private balcony, generous reception room with desirable round bay window, a good sized shower room and plenty of built in storage. Located on the third floor and north facing the flat gets plenty of light and sunset views. The estate is maintained to a high standard by the onsite caretakers. Excellent location for Denmark Hill, Camberwell, Herne Hill, Dulwich and Ruskin Park.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

GROUND FLOOR
784 sq.ft. (72.9 sq.m.) approx.



Viewing Arrangements

Strictly by appointment

Contact Details

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London

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TOTAL FLOOR AREA : 784 sq.ft. (72.9 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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