



Ruskin Park House | London | SE5

Leasehold


£500,000

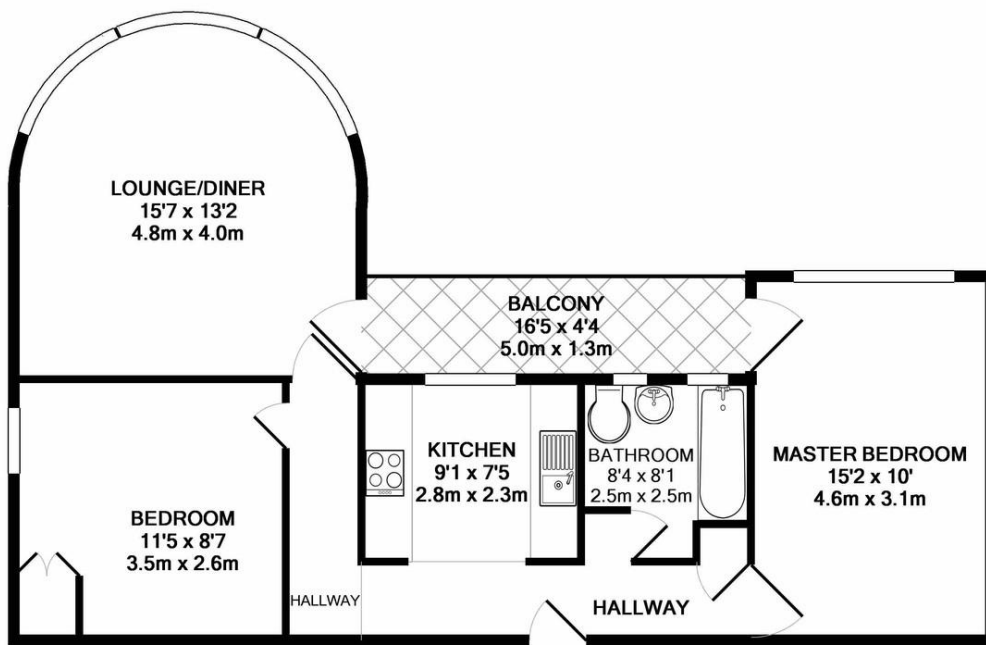
- Third floor
- 2 Bedrooms
- Bay Window
- Balcony
- Art Deco
- Ruskin Park
- Kings College Hospital
- Denmark Hill
- Herne Hill
- Farmers Market



A third floor apartment with a round bay lounge and balcony. The apartment requires some superficial updating, The fitted kitchen comes with a dishwasher, washing machine and fridge freezer. Mainly needs redecoration throughout and updating kitchen and bathroom. Two double bedrooms. Ruskin Park House is a desirable building of purpose built apartments, maintained to a high standard by the onsite estate manager and caretakers. The character of the block is sought after and due to the prohibition of renting the apartments out to tenants the estate maintains a community feel and familiarity. Very close to Denmark Hill station, Ruskin Park, Heme Hill and its Village farmers market, Peckham and Brixton with vibrant nightlife are close by. Share in the leasehold company, long lease.



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



TOTAL APPROX. FLOOR AREA 696 SQ.FT. (64.6 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

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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