

121 Denmark Hill | London | SE5 8EN

Leasehold

£425,000

- Modern apartment
- Overlooking Ruskin Park
- New Kitchen
- Two bedrooms
- Balcony
- Close to Kings College Hospital
- Denmark Hill Overland
- Ruskin Park
- First floor
- Great first time buy

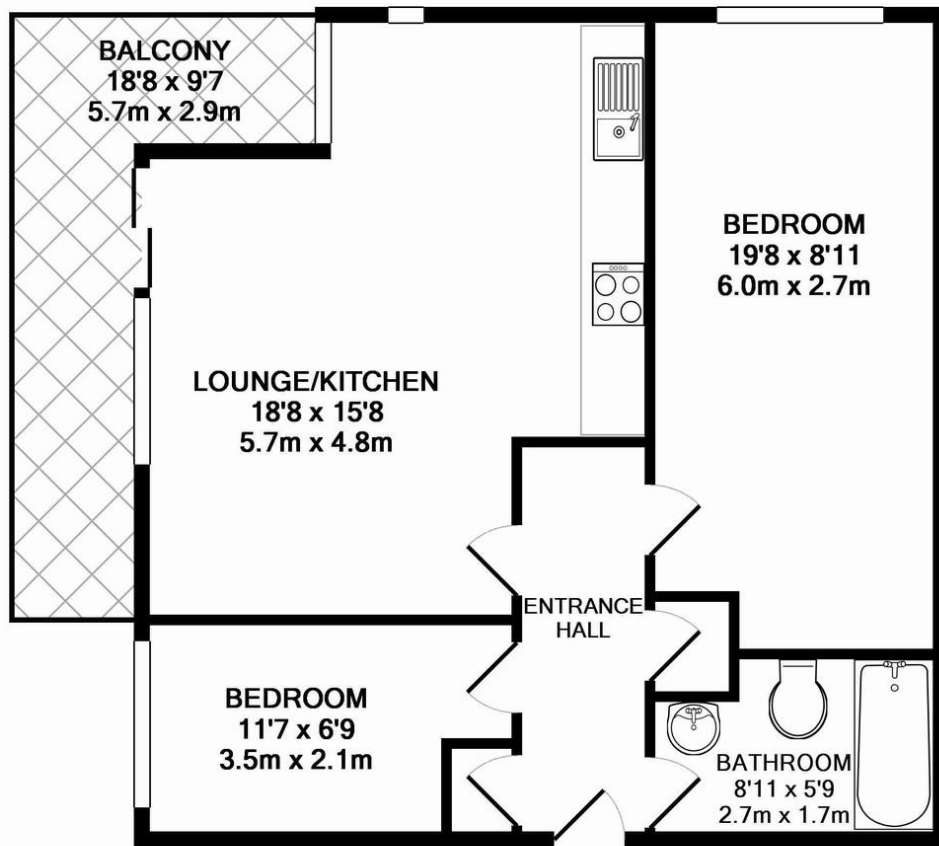


Stylish two bedroom apartment on the first floor of a modern block. Located two minutes from Denmark Hill Station. Directly opposite Ruskin park with a large balcony overlooking the Park. The flat has been recently updated with a new kitchen and neutral decoration through out. Modern bathroom suite and plenty of storage make this the perfect flat combining lifestyle and location. Excellent transport links to the City & West End, walking distance to bars and nightlife of Brixton and Peckham.



### Energy Efficiency Rating

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



TOTAL APPROX. FLOOR AREA 601 SQ.FT. (55.9 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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