

**CHAMPION HILL, CAMBERWELL, SE5**  
**LEASEHOLD**  
**OFFERS IN EXCESS OF £450,000**





## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 142 years remaining

Service Charge : £2532 per annum

Ground Rent : Peppercorn

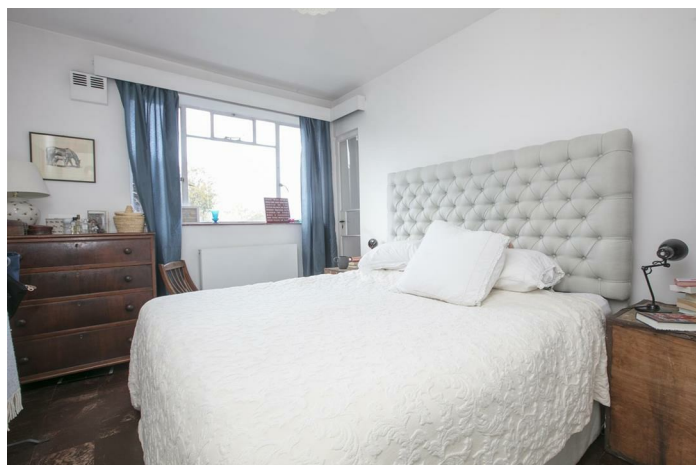
## FEATURES

Private Balcony

Beautifully Maintained Leafy Grounds

Moments From Denmark Hill Station

Much Loved Development



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Fantastic Two Bedder With Balcony in Highly Prized Development

Ruskin Park House supplies a mature, popular and beautifully maintained living environment. It's within a moment's stroll of Denmark Hill Station and Ruskin Park and the countless yummy treats in Camberwell. The grounds are leafy and lush and your communal areas are expertly kept. This fantastic two bedder sits to the rear of the development for a decidedly peaceful vibe and enjoys a much coveted bow shaped living space. The accommodation comprises two bedrooms, kitchen, modern bathroom and a light and lovely reception with access to your balcony. Throw in some original Crittal windows and you've got a home to be seriously proud of. Transport is unbeatable with Denmark Hill supplying regular swift services to Victoria (10 minutes), Clapham High Street (5 Minutes), Shoreditch (22 minutes) and Canada Water for Jubilee Line services.

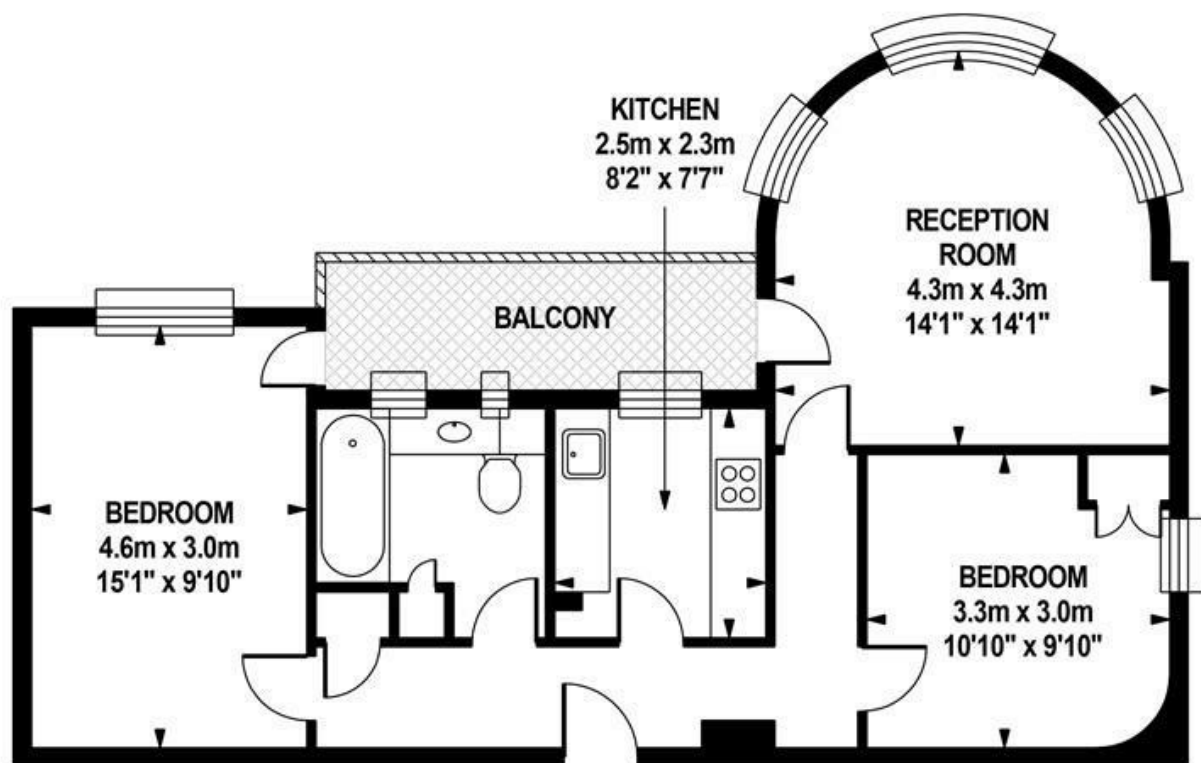
Enter through your sweeping communal green space which is awash with abundant greenery and some seating - great for a natter with the neighbours. Head inward via a secure telephone entry system and up to the first floor viz either lift or stairs. Your inner hall enjoys the original vinyl flooring - very retro! Head right to find your lovely and light reception which has that wide bow shaped bay of Crital windows and access, via an original Crital door to the balcony. Bedroom one has a peaceful aspect, built-in storage and a pretty curved feature wall.

Your kitchen enjoys aqua embossed rubber flooring and two rows of cabinets and counters. There's a four ring gas hob, extractor fan and stainless steel sink. A window faces over the balcony - handy for dishing out the Pimms come summer. Your bathroom comes next along the hall. It's a fine size and is mostly tiled. There's a modern suite and shower over the bath as well two windows. The master bedroom boasts more balcony access and plenty of space for storage and slumber.

The location is a high point (in all senses) - a rather nice pocket of south Camberwell on the borders of East Dulwich. Denmark Hill station (Zone 2), in addition to London Overground services, will whisk you to London Bridge and Victoria and is within a 5 minute stroll. Ruskin Park House has a lovely community feel, with regular get-togethers for neighbours as well as a safe and quiet living environment. Ruskin Park is a 2 minute walk and Kings College and The Maudsley hospitals are walkable in under 10. You can get the weekly shop done in the Sainsbury's superstore on Dog Kennel Hill, just a minute away in the car. Or head down to Lordship Lane for more interesting shops and some fantastic foodie outlets. If you don't want to cook, you have the a multitude of cracking nearby pubs. The ever growing list of social and culinary pursuits of Camberwell are but a short ramble. We love the Camberwell Arms, The Hermit's Cave and The Crooked Well.

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## FIRST FLOOR

Approximate Internal Area :-  
62.91 sq m / 677 sq ft

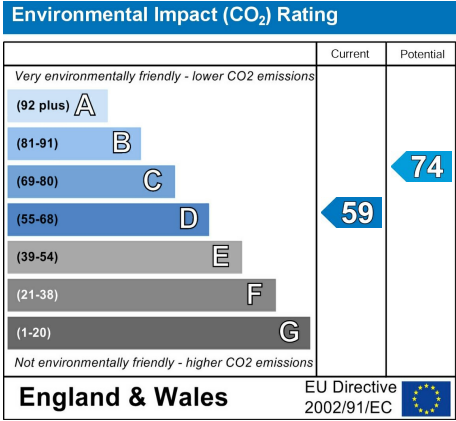
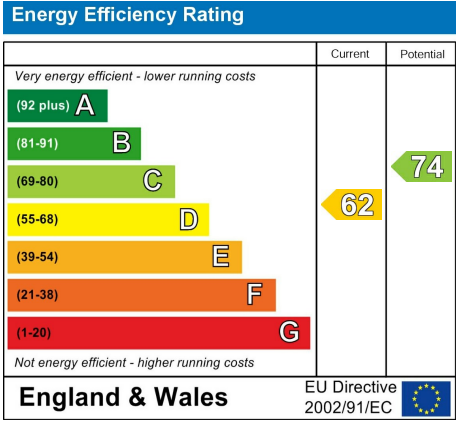
## TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 62.91 sq m / 677 sq ft  
Measurements for guidance only / not to scale



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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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