



Champion Hill | London | SE5 8TL

Leasehold

£500,000

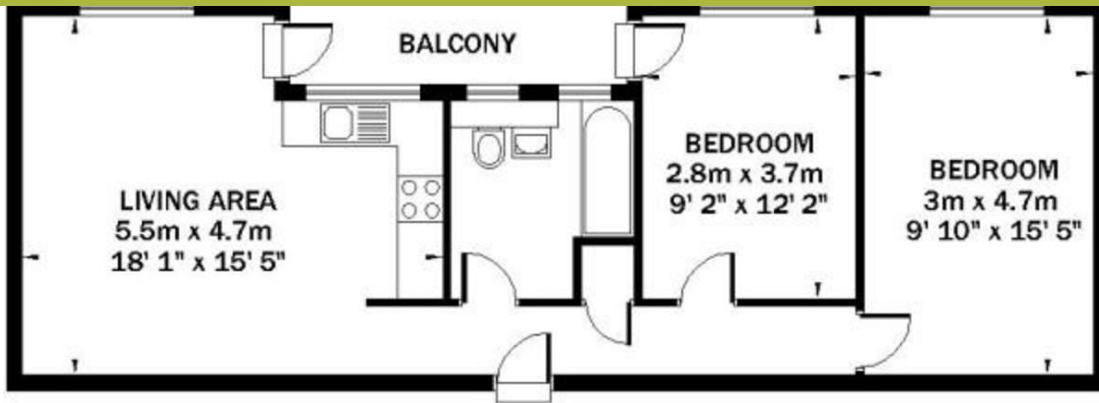
- Two double bedrooms
- Open plan
- Private balcony
- Modern Bathroom
- Long lease
- Lots of natural light
- Denmark Hill Station
- Local amenities
- Ruskin Park
- Excellent transport links



This bright and spacious two-bedroom apartment with a private balcony is situated on the second floor of Ruskin Park House. Designed in the 1930s by Alexander Stuart Gray and William Watkins, Ruskin Park House is a desirable development surrounded by beautifully maintained gardens. It is within easy walking distance of Kings College Hospital, Denmark Hill Station and Ruskin Park. This apartment uniquely has a large open plan kitchen and reception room, two double bedrooms, modern bathroom and plenty of storage. The private balcony has afternoon sun and views over the communal gardens. Local amenities include the restaurants, gastro pubs and trendy bars located around Denmark Hill & Camberwell Green.



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>		<b>78</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



## GROUND FLOOR

Approximate internal area :  
60.25 sq m / 648.52 sq ft



### Viewing Arrangements

Strictly by appointment

### Contact Details

121 Denmark Hill

London

SE5 8EN

[www.urbanvillagehomes.co.uk](http://www.urbanvillagehomes.co.uk)

[sales@urbanvillagehomes.com](mailto:sales@urbanvillagehomes.com)

020 3519 9121

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