



Champion Hill | London | SE5 8TH

Leasehold

£465,000

- Two double bedrooms
- Second floor
- Private balcony
- Long lease
- Communal gardens
- Lots of natural light
- Local amenities
- Denmark Hill Station
- Ruskin Park
- Excellent bus routes

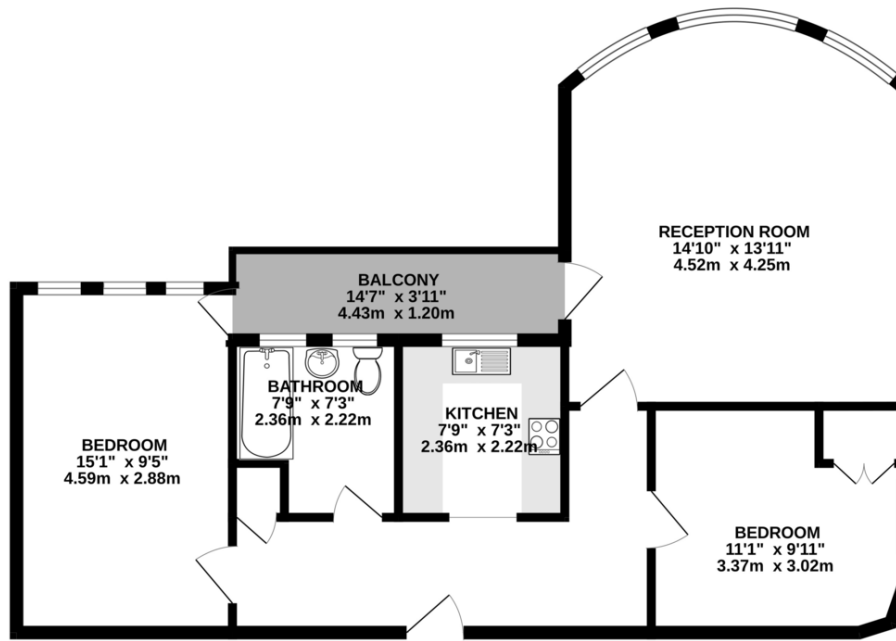


Two bedroom apartment on the second floor in the sought after Ruskin Park House. This charming apartment is neutrally decorated throughout, the pretty north facing balcony is accessible from the living room and bedroom. Ruskin Park House is a desirable building of purpose built apartments, maintained to a high standard by the onsite caretaker. Very close to Denmark Hill station, Ruskin Park, Herne Hill and its Village farmers market, East Dulwich, Lordship Lane, Peckham and Brixton with vibrant nightlife are close by. Share in the leasehold management company, long lease.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SECOND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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Viewing Arrangements

Strictly by appointment

Contact Details

121 Denmark Hill

London

SE5 8EN

www.urbanvillagehomes.co.uk

sales@urbanvillagehomes.com

020 3519 9121

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