

# Ruskin Court, Champion Hill, SE5

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**£475,000** *Share of Freehold*

The property benefits from two generous double bedrooms, including a principal bedroom with its own en-suite bathroom, alongside a separate family bathroom. The apartment further comprises a separate fitted kitchen and a spacious reception room, providing distinct areas for cooking, dining and relaxing. With a good amount of storage throughout, the property offers practical and comfortable living space, perfectly suited to modern-day living.

## KEY FEATURES

- Approximately 745 sq. ft. of internal living space
- Local schools nearby
- Good amount of storage throughout
- Bright and well-proportioned accommodation
- Less than a 10-minute walk to Denmark Hill Overground station
- Under a 15-minute walk to East Dulwich railway station
- Close to the shops, cafés, restaurants and pubs of Lordship Lane
- Within easy reach of Bellenden Road and Peckham
- Ideal for first-time buyers, professional couples and small families





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One of the property's key attractions is its excellent location, ideally positioned to enjoy the amenities of both East Dulwich and Peckham. The popular Lordship Lane is within easy reach, offering an extensive selection of independent cafés, restaurants, traditional pubs and convenient local shops. Equally accessible is Bellenden Road, leading towards Peckham, which boasts a vibrant neighbourhood atmosphere with an excellent choice of eateries, independent businesses and everyday amenities.



For commuters, the property is particularly well placed for transport links into central London and beyond. Denmark Hill Overground station is less than a 10-minute walk away, while East Dulwich railway station can be reached in under 15 minutes on foot, providing convenient connections for commuting and exploring the wider city. The surrounding area also benefits from a selection of local schools, making the property an appealing option for those looking to settle in the area with a young family.

Combining generous internal space, a practical layout, excellent storage and a sought-after location close to local amenities and transport connections, this well-proportioned apartment presents an excellent opportunity to enjoy the best of South London's neighbourhood lifestyle.



The property is also located within a gated development offering a safe and secure feel and also offers off street parking.

## MATERIAL INFORMATION

**Tenure:** Share of Freehold
**Term:** 999 years (recent lease extension carried out)
**Service Charge:** £2631.20 PA
**Ground Rent:** £ 0
**Council Tax Band:** D
**EPC rating:** D

**Mobile phone coverage:**
EE (Good outdoor and variable in-home)
Three (Good outdoor and in-home)
O2 (Good outdoor and in-home)
Vodafone (Good outdoor)
**(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)**

**Flood Risk: L**ow risk of surface water flooding / Very low risk river and sea flooding **(Information supplied by gov.uk and tenants are advised to seek their own legal advice)**

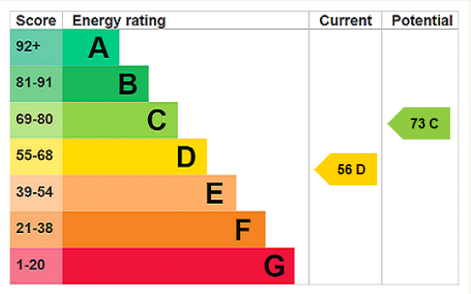
**Available Broadband:**
Fibre to the Cabinet Broadband
Full Fibre Broadband

**Floor plan:** Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.







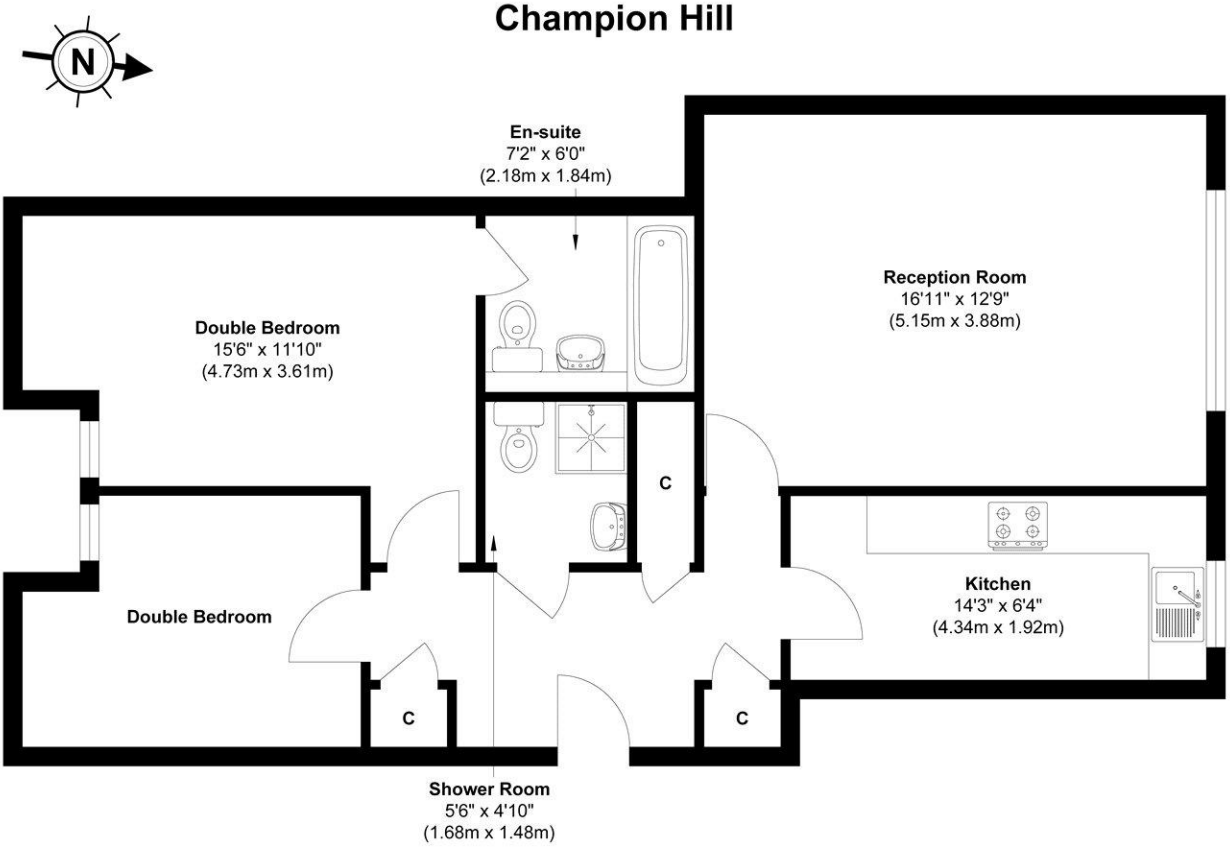



For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/DUL260325

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

# Champion Hill




## Second Floor

**Approx. Gross Internal Floor Area 745 sq.ft / 69.20 sq. m**

Illustration for identification purposes only, measurements approximate, not to scale


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