



HUNTERS[®]
HERE TO GET *you* THERE

John Ruskin Street, London, SE5 | Guide Price £260,000
Call us today on 020 7708 2002



- Three Bedrooms
 - Split-Level
 - Balcony
 - Chain Free
- Lease Length: 101 Years Remaining
- Service Charge Approx £4,887.72 (Includes hot water and heating, insurance and ground rent)
- Cash Buyers Only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	79
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

Cash buyers only! Guide price £260,000 to £275,000!

A generously proportioned, split level three-bedroom apartment with a balcony – 91m² – Chain Free!

On the third floor you are presented with a reception room and kitchen. The reception area is bright and spacious with windows spanning the width of the room, offering great light and there is ample space for relaxing and entertaining. There is access to a balcony with space for a small table and chairs, just add planters and surround yourself with your favourite plants and herbs. The kitchen is well presented with white wall and base units, butchers block effect worktops and a breakfast bar with space and plumbing for white goods. Moving down to the second floor of the property, you will find the bathroom, with a W.C adjacent. The bathroom comes with a heated towel rail, sink, and a bath with an overhead shower perfect for a relaxing soak or the busy morning dash. On the first and final floor of the property you'll find three bedrooms finished with neutral décor and wood flooring, two are large double bedrooms and the smallest bedroom has built in storage.

Neighbouring Kennington Park has a café, tennis courts and sports facilities to enjoy throughout the year. On Saturdays, you can wander over to the popular farmers' market at St Marks church. Oval Station is just a 0.5 mile walk away offering Northern Line services to all over the city. Kennington Station (Northern Line) is also only a 0.9 mile walk. There are a myriad of bus routes waiting to take you into Central London in under twenty minutes. You have Burgess Park located only 0.7 miles away.

Tenure: Leasehold

Council Tax band: B

Authority: London Borough of Southwark

Lease length: 101 years remaining (Started in 2001 with a lease of 125 years.)

Ground rent: £10 per annum

Review period: Not subject to increase

Service charge: £4887.72 per annum ((Includes hot water and heating, insurance and ground rent)

Construction: Standard construction

Property type: Flat

Number of floors: 6

Entrance on floor: 6

Has lift: Yes

Over commercial premises: No

Parking: On estate, permit required

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Communal heating system

Building safety issues: None

Lease restrictions: Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

Public right of way through and/or across your house, buildings or land: No

Flood risk: No

History of flooding: No

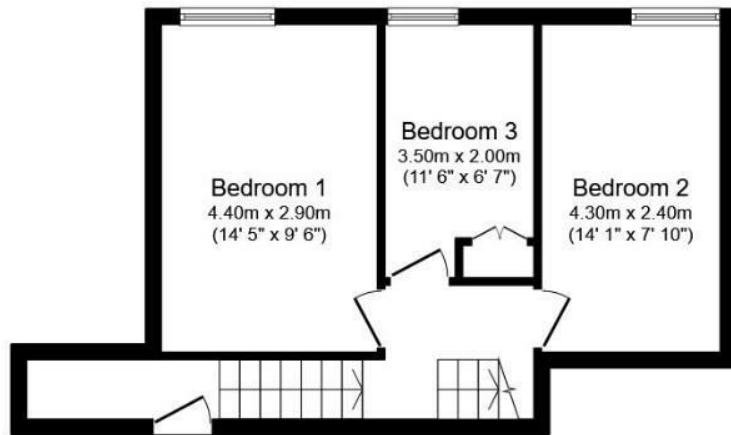
Planning and development: None

Listing and conservation: None

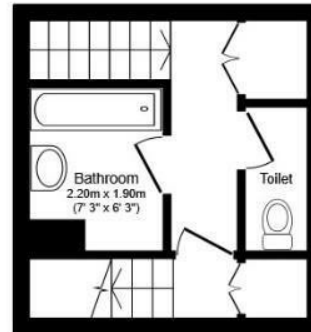
Accessibility: Lift

Mining: No coal mining risk identified

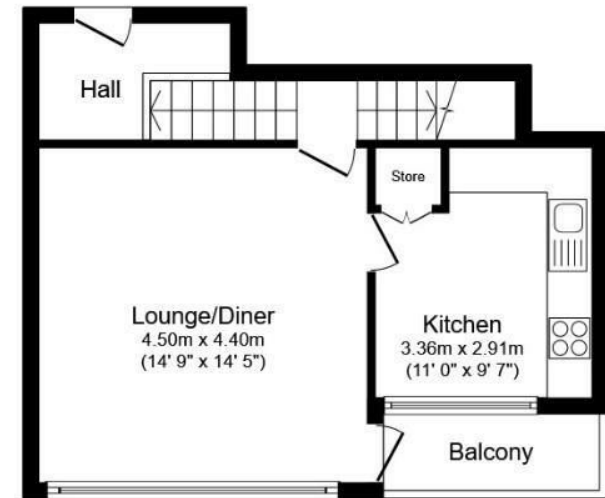
Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.



First Floor



Second Floor



Third Floor



Total floor area 91.6 m² (986 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

