



Ruskin Walk, SE24
£1,600,000

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In general

- Beautifully presented family home
- Refurbished by current owners
- Desirable North Dulwich location
- Five double bedrooms
- Bright and airy throughout
- A perfect blend of period features and modern additions
- North Dulwich and Herne Hill Stations easily accessible
- Brockwell Park and local amenities close by
- Bi-folding doors leading onto garden
- Early viewings highly recommended

In detail

A superb opportunity to purchase this exceptional five double bedroom family home on Ruskin Walk, a popular residential street in Herne Hill. This wonderful property has been recently upgraded to artfully combine charming period features and modern additions.

On the ground floor of the property is an elegant living room with bay window to the front, exposed wood flooring, bespoke built in library shelves and an exquisite marble fireplace with wood burning stove. There is a large reception/kitchen/family room with a high-pitched roof to the rear that allows light to flow through leading on to the beautiful garden through bi-folding doors. There is also a guest bathroom and utility room. The stylish garden has a paved area with custom built seating which is perfect for entertaining, leading to a lawn at the back.

The first floor comprises of three double bedrooms, with the master bedroom to the front, with bay window, built in wardrobes and cast-iron fireplace followed by the family bathroom containing bath with rose head shower, basin and base units and showcasing Bert and May tiling. On the top floor are a further two double bedrooms both with built in storage and further space in the eaves, plus a spacious additional shower room.

There are a popular range of restaurant and shopping amenities in central Herne Hill, together with the railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park with its cafe and lido. The property is also short walking distance away from North Dulwich Station (London Bridge).

Early viewings of this generous sized family home are highly recommended.

EPC: D | Council Tax Band: F



Floorplan

Ruskin Walk SE24

Approximate Gross Internal Area

Ground Floor = 77.2 sq m / 831 sq ft

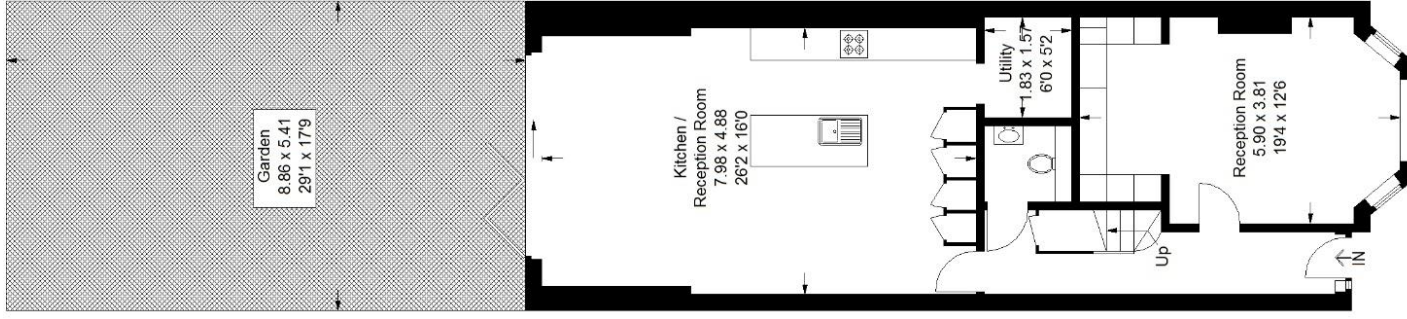
First Floor = 55.1 sq m / 593 sq ft

Second Floor = 33.7 sq m / 363 sq ft

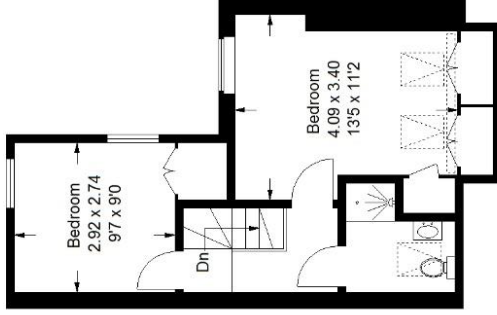
Total = 166.0 sq m / 1787 sq ft



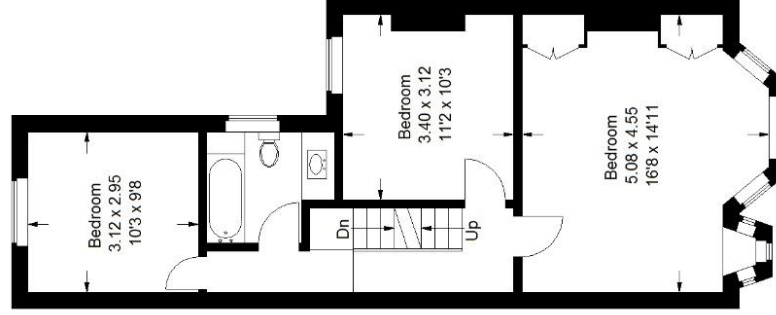
Reduced Headroom Below 1.5 M / 5'0"



Ground Floor



Second Floor



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	78 C
39-54	E		
21-38	F		
1-20	G		

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