



Ruskin Walk, SE24
£1,095,000

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In general

- 'North Dulwich Triangle' location
- Semi-detached house
- Two reception rooms
- Three bedrooms
- Close to transport links
- In need of modernisation

In detail

This charming three bedroom house offers a wonderful opportunity to create your dream home in a sought-after location.

Situated on a quiet residential street, this property showcases its original character with bay windows in both the master bedroom and living room, allowing for an abundance of natural light to flood the space.

As you step inside, you'll find a spacious living room with a square bay window, rear reception room with sliding doors to garden. Adjacent to the living room is the kitchen with ample wall & base units and door to garden. The property offers three bedrooms, with the master bedroom benefiting from its own bay window, family bathroom & separate wc.

While the property would benefit from modernisation to bring it up to date with contemporary aesthetics this presents an exciting opportunity for those with a vision to add their personal touch and create a bespoke living space that suits their individual style.

One of the major highlights of this property is its prime location. Ruskin Walk SE24 offers a peaceful residential setting, away from the hustle and bustle of the city, yet still conveniently connected to all amenities.

The area boasts excellent transport links, with nearby train and bus stations providing easy access to the surrounding areas and beyond. Residents can enjoy the vibrant local community, which offers a range of shops, cafes, restaurants, and recreational facilities. The vast expanse of Brockwell Park is close to hand.

EPC: E | Council Tax Band: E



Floorplan

Ruskin Walk, SE24

Approximate Gross Internal Area
 Ground Floor = 52.7 sq m / 567 sq ft
 First Floor = 48.7 sq m / 524 sq ft
 Total = 101.4 sq m / 1091 sq ft



Ground 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		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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