



Ruskin Walk, North Dulwich **SE24**





Description

This lovely home has been modernised by the current owner and is presented in exceptional condition.

The house is well set back from the road and has a pretty front garden. On the ground floor there are two separate reception rooms, one of which has a cosy fireplace as well as sliding doors providing access out on to the garden. A contemporary kitchen/diner sits at the side of the property, filled with natural light and sleek kitchen units.

Outside, there is a beautiful rear garden filled with mature plants and a rear shed. Spread across the first floor are three bedrooms, a contemporary bathroom and separate toilet. This fantastic home offers a buyer opportunity to extend and improve, subject to the usual planning consents.

Location

Ruskin Walk is ideally located in the highly sought-after North Dulwich Triangle.

There are excellent connections to the City, Canary Wharf, West End and central London via London Bridge, Victoria, Blackfriars, City Thameslink and Kings Cross / St Pancras International from North Dulwich Rail Station (0.4 miles) or Herne Hill Rail Station (0.3 miles). There are also numerous nearby bus routes.

Brockwell Park, with its famous Lido, Dulwich Park, Sunray Gardens and Ruskin Park are all nearby, as are the cafes, boutiques and amenities of Herne Hill and Dulwich Village.

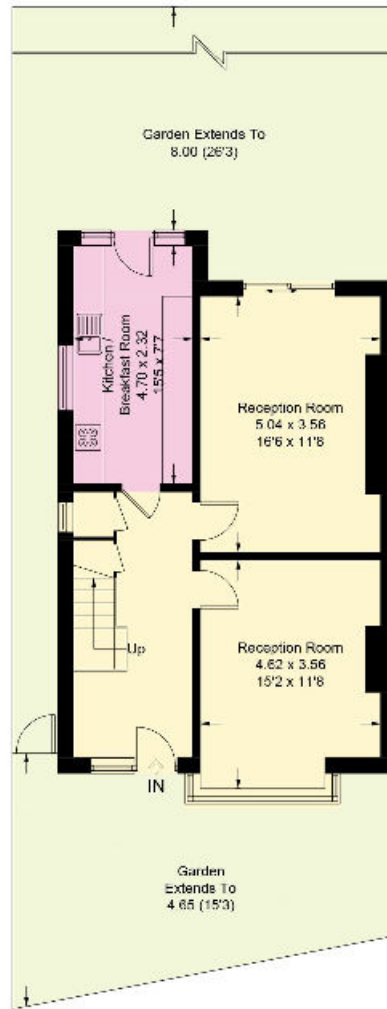
A wealth of highly regarded state and independent primary and secondary schools are nearby including Dulwich Village Infants, Dulwich Hamlet, The Charter School, Judith Kerr Primary School, James Allen's Girls' School, Alleyn's, Dulwich Prep London and Dulwich College. All distances are approximate.

Tenure: Freehold

EPC: D Council Tax Band: E

Local Authority: Southwark Council



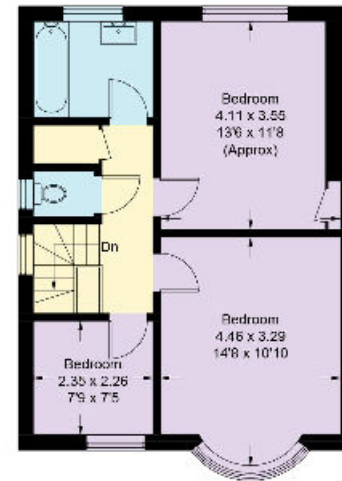


Ground Floor



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Approximate Gross Internal Area = 109.6 sq m / 1180 sq ft



First Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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