

# Hamptons

INTERNATIONAL



**Ruskin Walk, London, SE24**

4  1  3 

**£1,300,000**

(£1,300,000)

## Property details

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### Key features

- **3 Reception Rooms**
- **Kitchen**
- **4 Bedrooms**
- **Bathroom**
- **WC**
- **Cellar**

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## Description

A wonderful, four bedroom, semi-detached Edwardian property extending to 1653 sq ft ready to bring back to life through extensive renovation (as portrayed in the CGIs.) A wonderful, four bedroom, semi-detached Edwardian property ready to be brought back to life through complete renovation. It extends to 1653 sq ft currently and has the potential to be approx 2,200 sq ft. Extensive plans for side, rear and loft extensions have been drawn up and consented by Southwark Council and the Dulwich Estate. The plans create the potential for a voluminous, circa 4m high cooking / entertaining space with an abundance of sunlight gained through high level clerestory windows. Currently a four bedroom, it has the option to add a fifth bedroom and bathroom in the loft and full details of plans for proposed works can be provided. In addition a garden room measuring 4.8m x 3m has been granted a licence by the Dulwich Estate, plus a bin and bike store in the front garden with space for an air source heat pump if desired. The house is registered with LB Southwark as eligible for the reduced rate of 5% VAT for renovation works. Situation Ruskin Walk is between Herne Hill and North Dulwich stations. The house is only 0.3 miles from Herne Hill which provides easy transport connections to Victoria as well as the Thameslink to Blackfriars, St Pancras and Luton Airport. North Dulwich is 0.6 miles away with trains to London Bridge. Judith Kerr Primary School is 400m away, Dulwich Infants School is 600m away and the Dulwich Hamlet is 950m. The ever popular Charter North Secondary School is 626m away and all the Dulwich Independent schools are also easily accessible. (Distances to schools are measured as the crow flies). Property Ref Number: HAM-63496











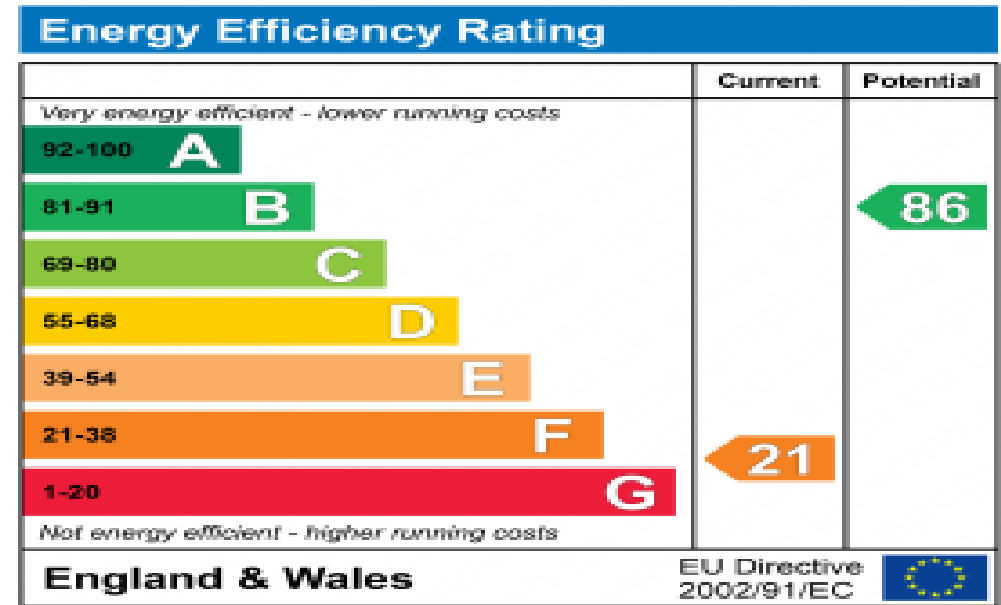












# Floor plan

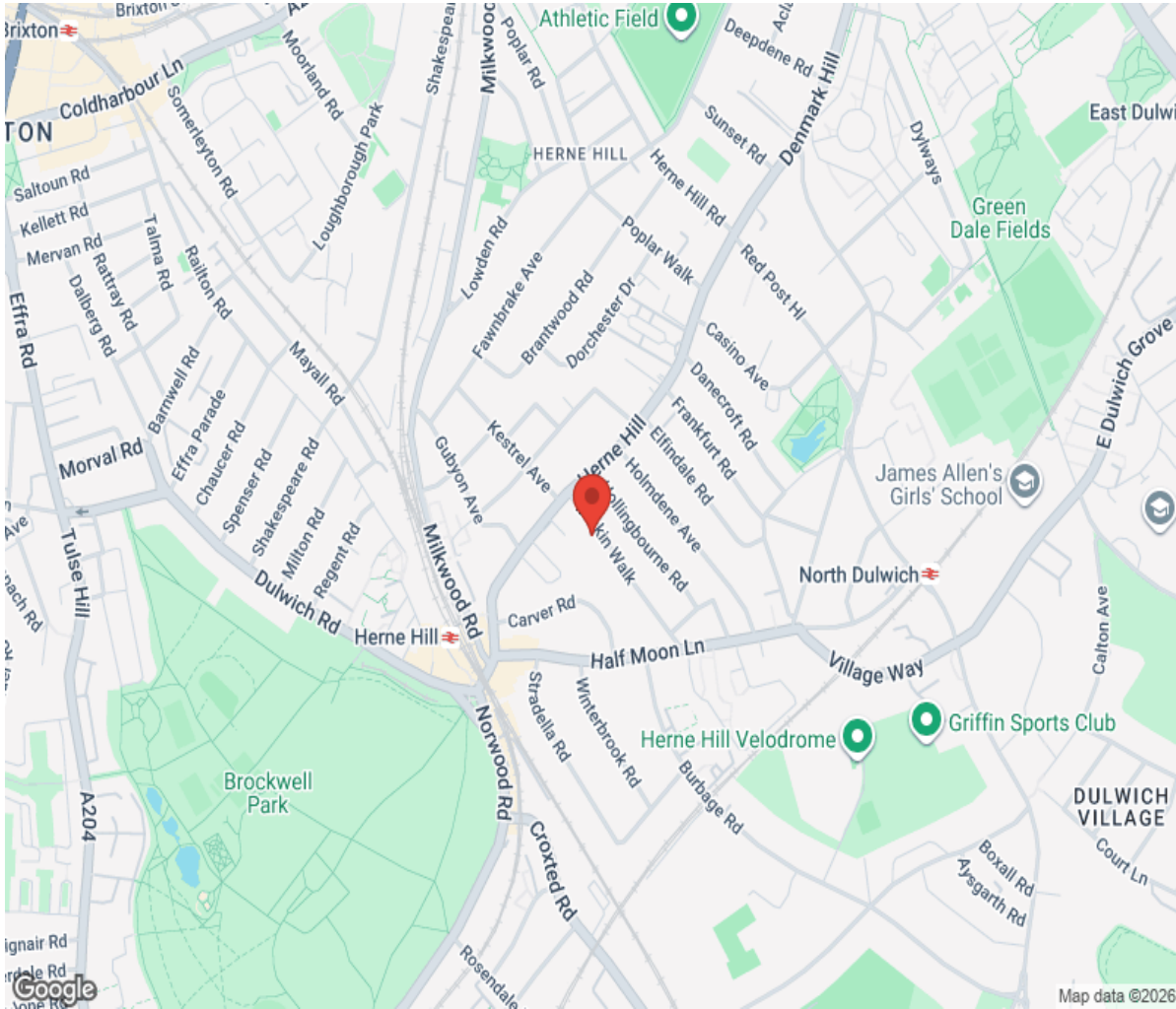


First Floor



Ground Floor

# Location



# Hamptons

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