



Champion Hill, SE5 | £525,000

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In General

- Three double bedrooms
- Private garden
- Own front door
- Over 760 Sq Ft
- Excellent condition throughout
- Unallocated permit parking

In Detail

Stunning, spacious and beautifully-bright three bedroom purpose-built apartment with a private garden ideally located between Denmark Hill and East Dulwich.

Boasting over 760 Sq Ft of internal space which has been lovingly modernised and maintained by the current owners - who are looking to upsize nearby. There is a gorgeous 16x9 ft separate reception room which opens up through patio doors onto the 37x17 private garden as well as a modern fitted kitchen and family bathroom. The ground floor lateral property enjoys three comfortable double bedrooms - including the 14x10 ft principal bedroom.

Leconfield House forms part of the Champion Hill Estate and offers easy access into The City and West End from East Dulwich station (0.4 miles) and Denmark Hill station (0.5 miles) as well as bus/cycle routes through the neighbouring Herne Hill, Camberwell and Peckham Rye.

There are a host of independent shops, bars, restaurants and coffee shops nearby on Lordship Lane, Bellenden Road and Grove Vale as well as a choice of parks and green spaces nearby - as well as the famous Dulwich Hamlet FC.

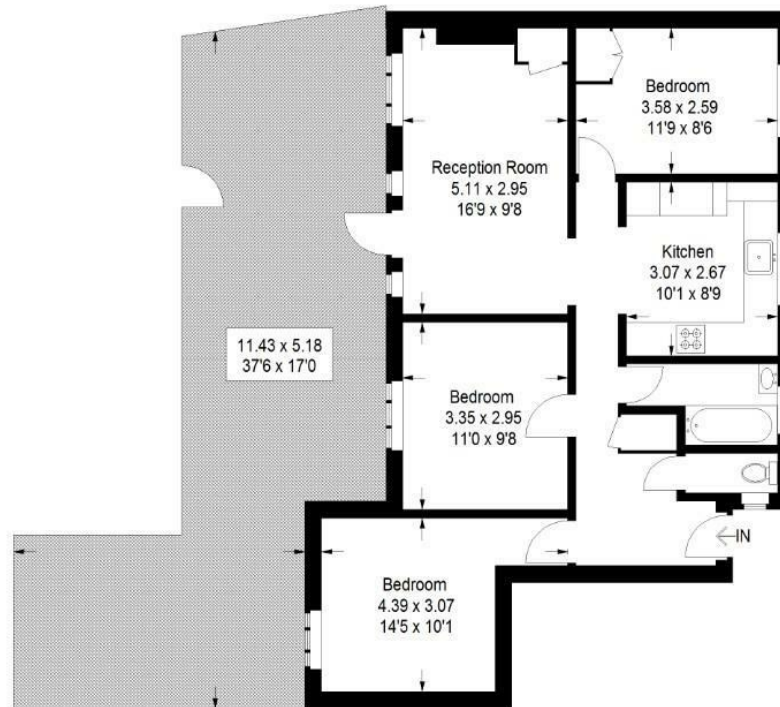
EPC: C | Council Tax Band: C | Lease: 104 years remaining | SC: £2,400 | GR: £10 | BI: included in SC.



Floorplan

Leconfield House, Champion Hill, SE5

Approximate Gross Internal Area
71.4 sq m / 769 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.

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| 102 plus) A | | | |
| 81-101) B | | | |
| 69-80) C | | | |
| 55-68) D | | 69 | 77 |
| 39-54) E | | | |
| 21-38) F | | | |
| 1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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