

FOR SALE

£350,000 Leasehold



Davis & Gibbs

# John Ruskin Street, Oval. SE5

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## ABOUT THE PROPERTY

Cash Buyers Only - This is a great opportunity for Buy to Let Landlords.

Situated on the corner of John Ruskin Street and Camberwell New Road, the property boasts three evenly sized double bedrooms, a massive lounge with a separate kitchen and private balcony. There's an abundance of built-in storage throughout. The apartment is in need of modernisation which is mostly cosmetic.

The area offers fantastic local amenities including shops, restaurants and bars all within walking distance via Camberwell Green and Walworth Road. Oval Station is less than a ten minute walk away and a host of bus options to the city make commuting into central easy and accessible any time of the day. You also benefit from the green open spaces of Kennington Park just opposite and Burgess Park within walking distance.

## FEATURES

- Cash Buyers Only
- Three Double Bedrooms
- Private Balcony
- Leasehold
- Council Tax Band B - Southwark
- EPC Rating -
- Great Transport Links
- Split Level Apartment



## ROOM DESCRIPTIONS

### Reception Room

4.44m x 4.37m (14' 7" x 14' 4") Fantastic size lounge, boasting large windows along one of the walls filling the room with plenty of natural light. The windows feature an open mechanism that allows you to select if you want the windows to open wide along the vertical edge or at an angle along the horizontal.

### Kitchen

3.25m x 3.04m (10' 8" x 10' 0") In need of modernisation the kitchen is large enough to fit all the appliances you need as well as providing enough storage and counter tops space for a property of this size. The large windows bath the room in natural light.

### Balcony

2.99m x 1.06m (9' 10" x 3' 6") Private and southeast facing the balcony provides a tranquil place to unwind at the end of the day or enjoy a coffee in in the morning. Not over looked by anyone this balcony is a great benefit of this apartment.

### Bedroom 1

4.38m x 2.83m (14' 4" x 9' 3") The largest of the three rooms has laminate flooring and the neutral décor makes a great blank canvas. Large enough to fit a double bed, wardrobes, chest of draws and a desk.

### Bedroom 2

4.42m x 2.38m (14' 6" x 7' 10") Almost identical to bedroom 1 in terms of size another great benefit if you're looking as a buy to let.

### Bedroom 3

3.49m x 1.98m (11' 5" x 6' 6") This room while slightly smaller than the others has the added benefit of fitted wardrobes and can still comfortably fit a double bed.

### Bathroom

Situated on the middle floor of the apartment the bathroom features a shower over the bath, pedestal sink and the loos is accessed separately. great for families or sharers.

### Hallway and Stairs

The property is split over two full floors with a landing between. At the entrance you are greeted with a large space at the top of the stairs that could be utilised in fantastic ways. The middle floor where the bathroom is located has two large built-in storage cupboards.

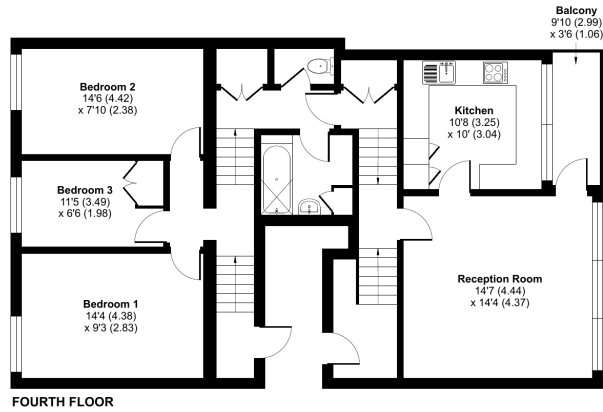


# FLOORPLAN

## Aberfeldy House, John Ruskin Street, London, SE5

Approximate Area = 977 sq ft / 90.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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