Ruskin Park House III  
Champion Hill, London SE5

£375,000 Leasehold

This refined one-bedroom apartment, with private balcony, is situated on the second floor of Ruskin Park House, a wonderful modernist development positioned on Champion Hill in Camberwell. Designed in the 1930s by Alexander Stuart Gray and William Watkins, Ruskin Park House stands in beautifully maintained gardens as a monument to British Modernism.

Ruskin Park House is comprised of 241 flats in three blocks divided by formal gardens maintained by the estate’s live-in caretakers. The blocks are arranged in ‘zig-zags’ with semicircular bay windows on each floor forming part of the estate’s archetypal Art Deco style. It is one of the few blocks of its era to retain most of its period features including Crittal windows, a laundry and the aforementioned exquisitely tended gardens. While Ruskin Park House is renowned for its beautiful streamline aesthetics, the architects were rather pragmatic in their approach to design. Gray, who trained under Lutyens, has
described his approach to Ruskin Park House in self-deprecating tones. ‘[It is in]…the style of those days… long lines, bow windows… a modernistic style.’

This particular flat is arranged around a balcony with stunning views across central London and neighbouring Ruskin Park. The balcony is accessed via the living/dining room and bathes these communal areas in natural light. Opposite the bedroom and living/dining rooms, sits a kitchen, a generously sized bathroom and separate WC with original tiles.

Ruskin Park House is positioned on the slopes of Champion Hill, minutes from the cafes, bars and restaurants of Camberwell, including Silk Road, The Daily Goods, The Camberwell Arms and Theo’s. There are also excellent galleries in the vicinity, including the South London Gallery recently extended by 6a Architects, Hannah Barry in nearby Peckham and the Dulwich Picture Gallery.

Ruskin Park House is wonderfully served by public transport. Denmark Hill station is within 5 minute’s walk, running Thameslink, London Overground and National Rail services across to London Victoria, London Blackfriars, Clapham Junction and nationwide.

Tenure: Leasehold
Lease Length: approx. 142 years
Service Charge approx. £2,840 per annum which covers the running of the estate laundry service, allotments, bike sheds and storage facilities. Communal heating and hot water is also included in the service charge.
Ground Rent: None
Council Tax Band: B
Parking: There are residents’ parking spaces within the grounds of Ruskin Park House.
Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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IN

Up

Reception / Dining Room
4.73 x 3.07
15'6 x 10'1

Bedroom
3.73 x 2.97
12'3 x 9'9

Kitchen
3.14 x 2.71
10'4 x 8'11

Approximate Area = 47.6 sq m / 512 sq ft