

## Champion Hill Estate, Camberwell

£495,000



Rarely available three double bedroom ex-LA second floor flat of 802 square feet, with a private south-west facing balcony (directly accessed from your reception room) plus extensive communal greenery.

The flat is double-glazed throughout, with real European engineered natural oak wood flooring in all three bedrooms, lounge/diner and hallway.

You're pleasingly close to St. Francis Park and Dulwich Hamlet football ground, and to both East Dulwich and Denmark Hill stations (walk six and eight minutes by foot respectively), and excellent bus routes (185, 176, 40, 484 - to name a few) on Dog Kennel Hill, and there's permit parking available for residents.



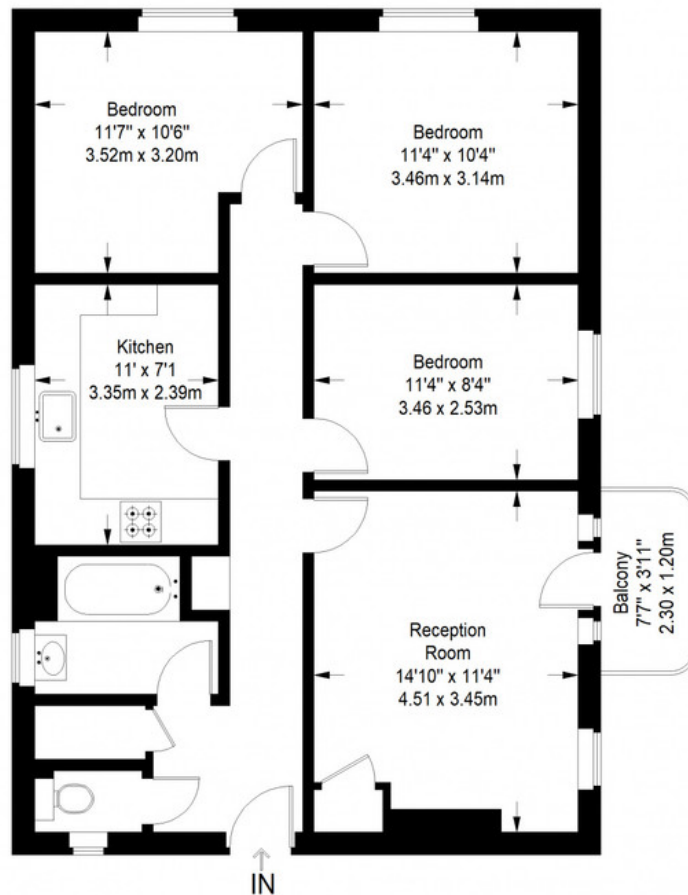
MUNDAY'S



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## Birdsall House



**Second Floor = 802 sq ft**

Approximate Gross Internal Area  
SECOND FLOOR = 802 sq ft / 74.51 sq m  
Total = 802 sq ft / 74.51 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)