



## Flat 32, Dighton Court, London, SE5

£459,950 Leasehold

Winkworth are proud to present a charming three bedroom, split level flat with a balcony, on the second and third floor of a purpose built block situated on John Ruskin Street.

## LOCATION

Dighton Court is conveniently located on John Ruskin Street which is a short walk from Kennington Park as well as Oval and Kennington station. Both Camberwell Road and Camberwell New Road can be found at either end of John Ruskin Street where you can find local amenities such as restaurants, shops and pubs.

## DESCRIPTION

Enter the flat on the second floor into the hallway where you will find plenty of storage. To the left-hand side of the hallway, is the well finished kitchen which has an abundance of workspace and utility space. You will find a built-in gas oven and hob and further space for utilities.

To the front of the flat you will find a wonderful reception space that is illuminated by the near floor to ceiling windows, this space can easily accommodate a sofa and dining table.

From the reception space you have access to the private balcony, a wonderful spot to be enjoyed in the warmer months.

On the third floor you are greeted with a spacious hallway. to the front left of the stairs, you have a spacious master bedroom where you can easily fit a double bed, wardrobe and a desk.

The second bedroom is again a generous size, suitable for a double bed. A nice large window floods the room with light.

The third room is a perfect hybrid space. Either to be used as a single guest room or a convenient home office/ study.

At the end of the hallway there is a bathroom which has been refurbished to a high standard and contains a shower in bath, sink and WC.

Flat comes with a large accessible attic storage space.

Parking – Permit available through Southwark Council.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £4,032.20 per annum it includes building insurance, heating/hot water, along with block upkeep, phone service.

Ground Rent - £10.00 per annum

Council Tax Band - C

## UTILITIES

Electricity – Mains connected

Gas – Mains connected

Water – Mains connected

Heating – Communal, covered in service charge

Sewerage – Mains connected

Broadband – Super fast fibre

## LOCAL AUTHORITY

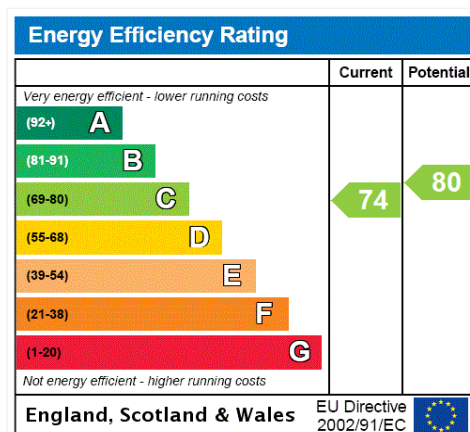
Southwark Council

## TENURE

Leasehold - 125 years from October 1989

## DIRECTIONS

Oval Station (Northern Line) is approximately 0.6 miles away. Kennington Station (Northern Line both branches) is approximately 0.7 miles away. Camberwell New Road is well-served by frequent bus services.

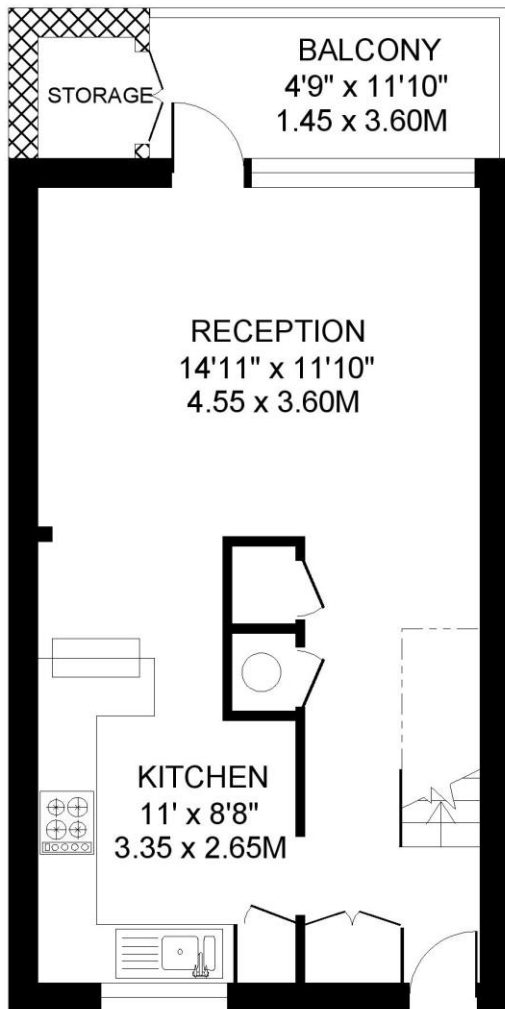
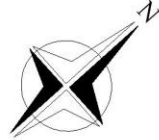




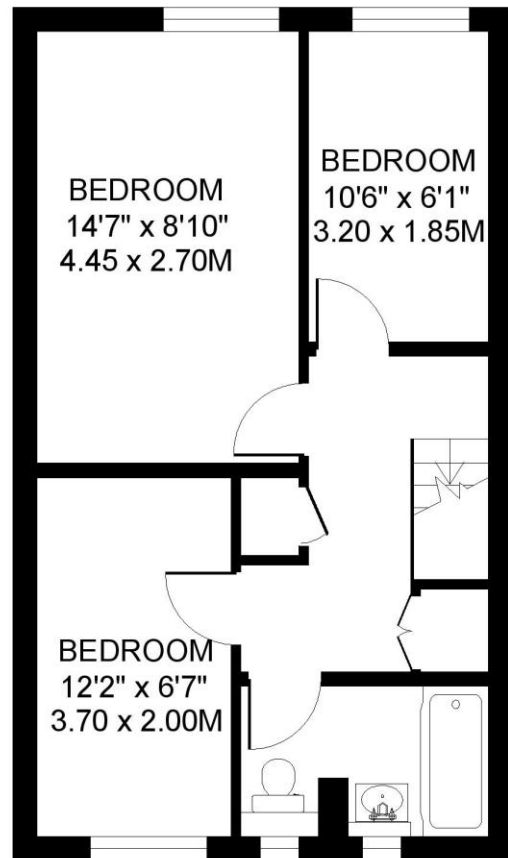


DIGHTON COURT SE5  
3 BEDROOM FLAT

Approximate gross floor area  
817 SQ.FT / 75.9 SQ.M.  
PLUS STORAGE 13 SQ.FT. / 1.2 SQ.M.



SECOND FLOOR 402 SQ.FT.



THIRD FLOOR 415 SQ.FT.

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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