



Rutland Court SE5
£400,000

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In general

- Chain free
- Bright reception
- Private balcony
- Good sized kitchen
- Communal gardens
- Quiet location
- Single brick garage

In detail

Idyllic location at the rear of this popular development set back off Denmark Hill.

This two bedroom first floor flat is offered to the market chain free and the bright accommodation comprises a good sized reception room with window overlooking the manicured communal grounds with door leading to a private balcony, two dual aspect bedrooms, kitchen with ample wall & base units and a small breakfast bar, and bathroom.

The property further benefits from having an internal lift and the property has a single garage en bloc.

Served by Denmark Hill mainline station and easy access to Ruskin Park.

Herne Hill centre offers a popular range of restaurant & shopping amenities, Herne Hill railway station (Victoria, Blackfriars, Thameslink) and the vast expanse of Brockwell Park.

Early viewings are highly recommended.

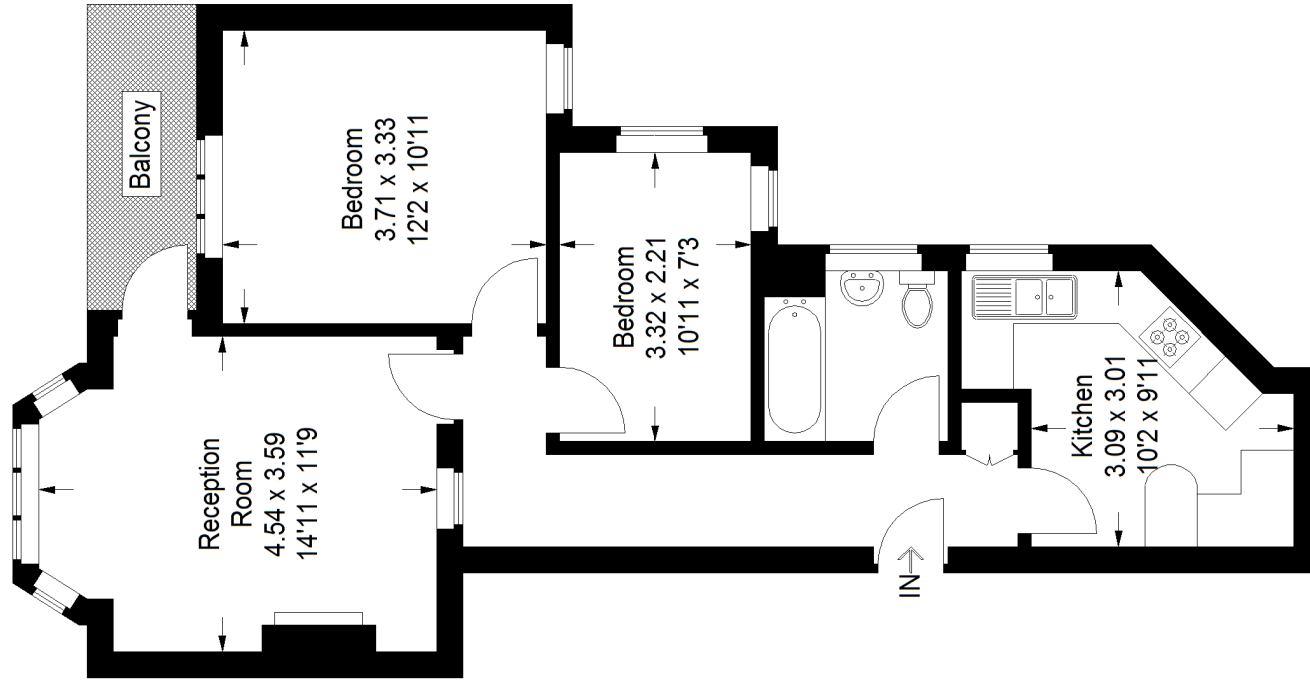
EPC: D | Council Tax Band: C | Lease remaining: 99 years | GR: £22.00 pa | SC: £4,057.00 pa



Floorplan

Rutland Court, SE5

Approximate Gross Internal Area
60.1 sq m / 647 sq ft



First 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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