



Rutland Court, Denmark Hill SE5
Guide Price £425,000 - £440,000

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In general

- Popular Purpose Built Block
- Two Double Bedrooms
- Top Floor
- Newly Refurbished
- Brand New Kitchen & Bathroom
- New Carpets Throughout
- Communal Gardens
- Stunning Views Across Central London
- Chain Free

In detail

Pedder are delighted to offer to the market this 2 double bedroom top (3rd) floor flat for sale within Rutland Court, a purpose built block set back off Denmark Hill.

The current vendors have advised that there is a brand new kitchen, bathroom, gas boiler, carpets and is in the process of extending the lease. The property is neutrally decorated throughout with stunning views across Central London from both the main bedroom and reception to include the London Eye, The Shard, Big Ben, Centre Point and St Pauls. The accommodation comprises spacious reception is dual aspect benefitting views of the communal gardens, kitchen with a modern range of wall and base units and integrated oven and hob, 2 double bedrooms, modern bathroom suite. To the rear of the property are vast communal gardens mainly laid to lawn with mature trees and well established flower and bush borders. The property further benefits from a single garage en bloc, and the building is served with a antique style lift.

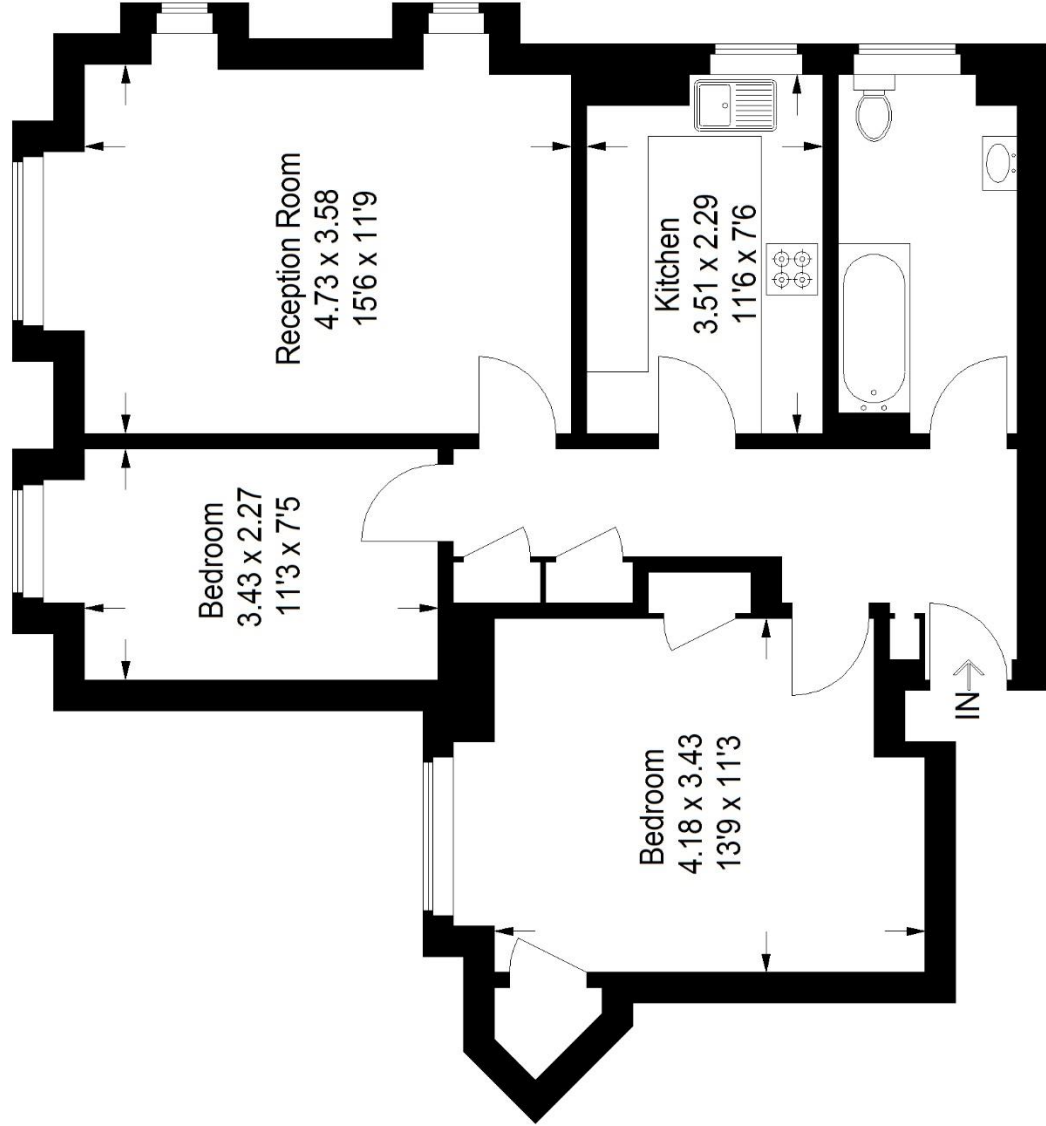
Central Herne Hill offers a popular range of restaurant and shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and the delightful Brockwell Park with its lido and cafe. North Dulwich station is also closeby (London Bridge) and so too Denmark Hill (Victoria, Blackfriars, Clapham Junction).

Offered to the market Chain Free. EPC D.



Floorplan

Rutland Court, SE5
Approximate Gross Internal Area
68.8 sq m / 741 sq ft



Third Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	57 D
39-54	E		
21-38	F		
1-20	G		

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