



## Rushden Close, SE19

£475,000 *Leasehold*



GUIDE PRICE: £475,000 - £500,000. Winkworth is pleased to offer to the market this spacious two-bedroom flat for sale in a gorgeous purpose-built apartment block. With a private feel, the flat is moments from the Crystal Palace Triangle.

The flat comprises 2 generous bedrooms, with the en-suite room used as storage, a walk-in wardrobe or an office.

### KEY FEATURES

- 2 generous bedrooms
- Semi-covered sun-trap terrace
- Abundance of storage options
- Secure bike storage and parking available
- Leasehold with long lease
- Short walk to the Crystal Palace triangle
- Moments from Westow park and Upper Norwood park



**Crystal Palace**

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**Winkworth**

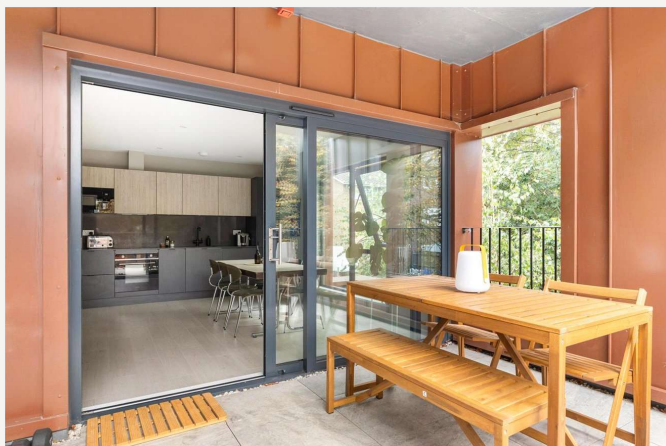
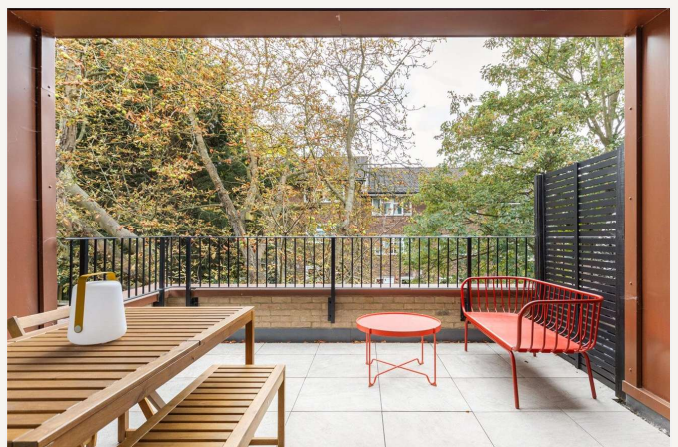
for every step...



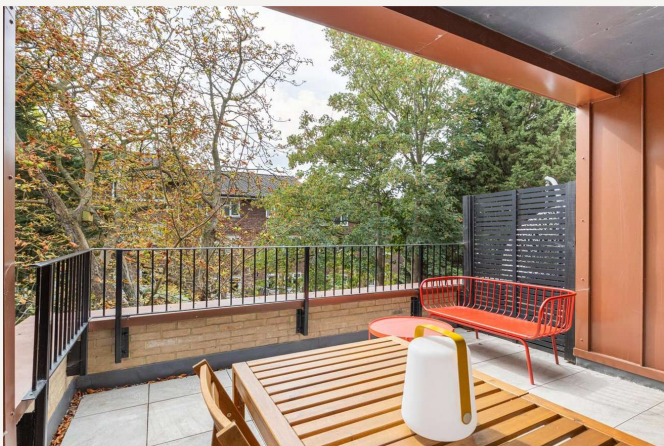


Also featured is a modern bathroom with a large bath, custom tiling and wooden accents, a large open-plan dining room and kitchen with stylish fittings and an abundance of natural light with the sliding door opening out onto the south-west roof terrace (which can also be used in winter as it's half-covered). With views of the communal gardens, the terrace is perfect for hosting and entertaining with the benefit of outdoor space directly accessible from the kitchen/dining room. Also available is the sizeable utility room making for generous options of storage throughout the property.

Moments from both Westow Park and Upper Norwood Park, residents have a multitude of green spaces to choose from for leisure. With an Organic Farmer's Market and Sainsbury's only 7 minutes away from the flat, the weekly shop is easy and convenient, and residents have a variety of trendy restaurants, bars, boutique shops and independent cafes to entertain themselves with in the Crystal Palace Triangle. For commuters, both Gipsy Hill and Crystal Palace Park Stations are only a 15 minute from the flat; along with the private parking available there is also a secure bike storage room. The flat feels very private with only a slight sense of one neighbor, and the benefit of having no one above you.







## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 995 year and 7 months

**Service Charge:** £1620 per annum

**EPC rating:** C



Rushden Close, SE19  
Approximate Gross Internal Area  
69.52 SQ.M / 748 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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

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