



Rutland Court, Denmark Hill, SE5

£400,000 *Share of Freehold*

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KEY FEATURES

- Two double bedrooms
- 1930s Art Deco mansion block
- Bright bay fronted living room
- Private Garage
- Characterful Art Deco bathroom
- Separate modern kitchen
- Well maintained communal gardens
- Moments from Ruskin Park
- Private garage

Two bedroom flat with private garage in Rutland Court, available with vacant possession. Set within a fine example of 1930s Art Deco architecture, this ground floor two bedroom apartment provides a well-proportioned layout that balances original period character with contemporary convenience. The property is offered with vacant possession and features the significant benefit of a lease that can be extended to 999 years at a minimal cost. Upon entering, the central hallway leads through to a bright and inviting living room. This space is defined by its deep bay window which draws in an abundance of natural light and a handsome period fireplace that serves as a focal point for the room. The separate kitchen is fitted with classic wood cabinetry and provides a practical space for cooking and preparation. The bathroom is a particular highlight for lovers of the era, retaining a distinctive Art Deco aesthetic with vintage green tiling and a matching suite. Both bedrooms are well positioned to the rear of the plan. The primary bedroom is a comfortable double with wooden blinds, while the second bedroom offers versatility as a guest room or a peaceful home office. Outside, the building is surrounded by neatly kept communal lawns that provide a pleasant buffer from the surrounding leafy streets. An additional benefit is that the property is sold with a private garage alongside a permit for parking at Rutland Court. Ideally situated on Denmark Hill, the property is perfectly placed to enjoy the vibrant culture of South London. The green expanses of Ruskin Park are essentially on the doorstep, offering a historic bandstand, community gardens, and a popular cafe. From the property, it is a short, pleasant walk through Ruskin Park to King's College Hospital. Local families are also well placed, as the property falls within the catchment area for the sought-after North Dulwich Charter School. For commuters, the location is exceptional. Denmark Hill station provides frequent Overground and Thameslink services to Victoria, Blackfriars, and Shoreditch. The independent shops and restaurants of Herne Hill and North Dulwich are also within easy reach, making this a prime spot for those seeking a balance of city connectivity and village charm. The Lease can be extended to 999 years at a minimal cost.

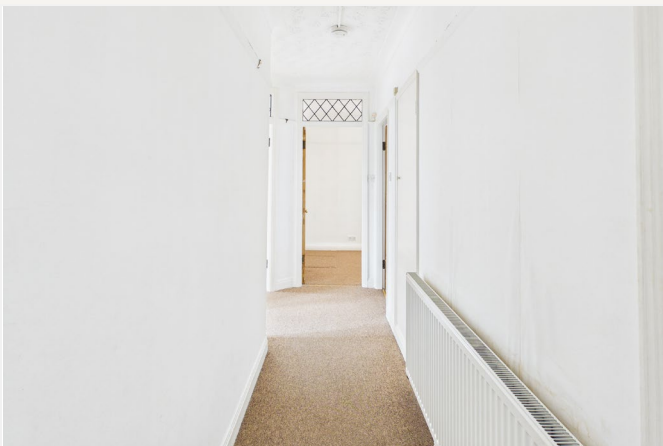
Herne Hill

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Approximate total area⁽¹⁾
53.6 m²
575 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold
Service Charge: £4399.7 per annum
Ground Rent: £15.76 Annually
Council Tax Band: C
EPC rating: C

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