



RUTLAND COURT, LONDON, SE5  
**£500,000 LEASEHOLD**

## A CHARACTERFUL 1930S ART DECO HOME IN THE HEART OF DENMARK HILL

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## DESCRIPTION:

Set within a private 1930s Art Deco mansion block, this characterful first-floor flat offers a spacious layout and a wealth of original features. Ideally located near Denmark Hill, North Dulwich, and Herne Hill stations, the property benefits from excellent transport links alongside the green tranquillity of Ruskin Park nearby.

As you step into the property, you're welcomed by a wide entrance hall that leads to the elegant dining room, filled with natural light from large windows. The adjoining reception room exudes charm with its bay window and detailed cornicing, perfect for relaxing or entertaining. The kitchen, retaining its retro appeal, provides a functional workspace with potential for modernisation. Both bedrooms are generously sized, with the master offering dual windows that frame leafy views. The bathroom features a classic design and includes a bidet for added convenience.

Outside, residents can enjoy beautifully maintained communal gardens and benefit from private garage parking. The property offers a unique opportunity to update and personalise while retaining its period charm. A new long lease will be granted upon completion, providing additional peace of mind for the new owner.

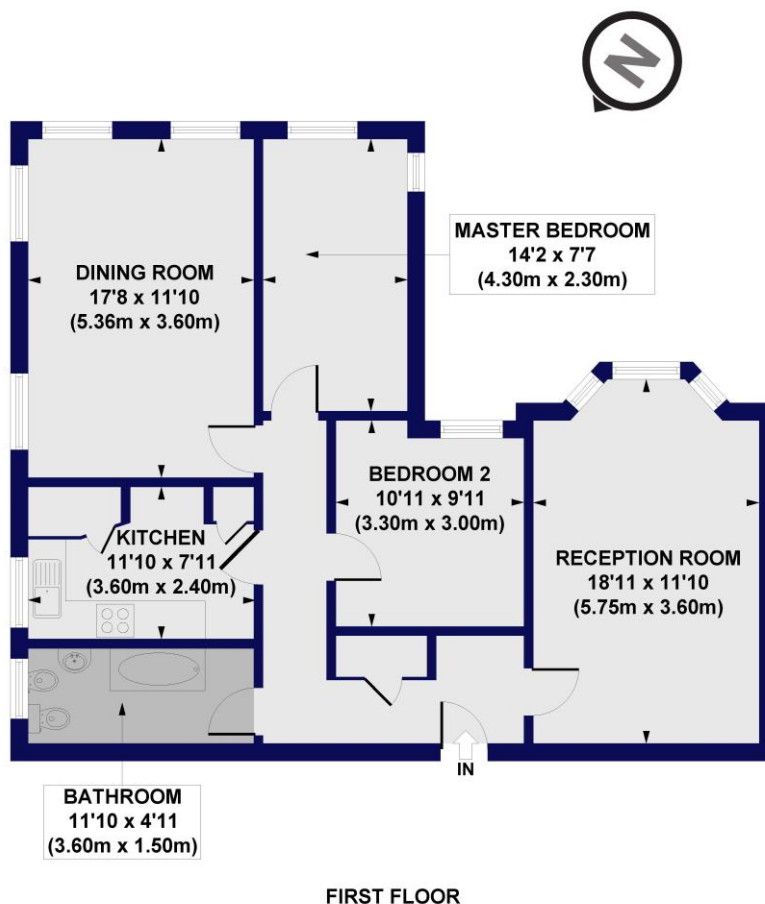








**Rutland Court, Denmark Hill, SE5**  
**Approx. Gross Internal Floor Area 937 sq. ft / 87.02 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

**Tenure:** Leasehold

**Term:** A new long lease will be granted upon completion

**Service Charge:** £3000 per annum

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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