



Rusholme Grove, SE19 | £325,000

020 8702 9333

[crystalpalace@pedderproperty.com](mailto:crystalpalace@pedderproperty.com)

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# In General

- One bedroom split-level apartment
- No onward chain
- Fresh neutral decor
- Modern kitchen with integrated appliances
- Quiet location
- Close to transport links
- Well maintained communal grounds

# In Detail

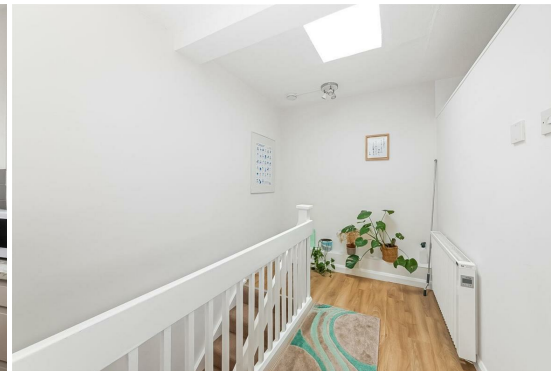
Tucked away within a peaceful low-rise development close to Gipsy Hill rail station, this beautifully presented one-bedroom split-level apartment is offered for sale with no onward chain.

Ideal for first-time buyers or investors alike, the property boasts a bright and generous 18ft reception room complemented by a recently upgraded contemporary kitchen with integrated appliances. Large windows and a ceiling skylight flood the main living area with natural light, while the split-level layout enhances the feeling of space and character. The fresh white décor creates a clean, modern backdrop — perfect for those looking to add their own personal style.

Outside, residents enjoy well-maintained leafy communal gardens and private parking facilities.

Rusholme Grove sits just off the prestigious Dulwich Wood Avenue, providing easy access to the vibrant heart of Crystal Palace, with its array of shops, cafés, and restaurants, as well as Crystal Palace Park and excellent transport links into Central London.

EPC: C | Council Tax Band: B | Lease: 138 Years remaining | SC: £925.44pa | GR: TBC | BI: TBC



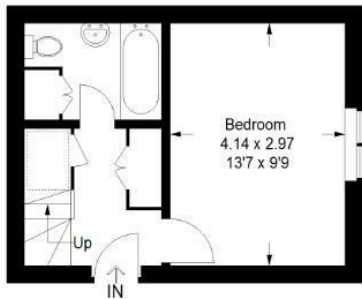
# Floorplan

## Rusholme Grove, SE19

Approximate Gross Internal Area  
52.4 sq m / 564 sq ft



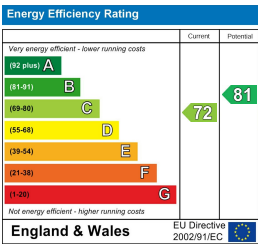
Third Floor



Second Floor

= Reduced Headroom Below 1.5 M / 5'0"

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