



REAL  
ESTATE

## Arla Court 1A, Rushden Close, London SE19 3FG



- Design-led three-bedroom split-level apartment
- Bright open-plan kitchen / reception area
- Two modern bathrooms, including en-suite + WC
- Underfloor heating & solar panels
- Secure storage
- 1,054 sq ft of stylish contemporary living space
- Integrated Smeg appliances & boiling-water tap
- Private porcelain-tiled patio with bespoke pergola
- Resident parking with EV & bike charging
- Good transport links

Set across two thoughtfully arranged floors, Arla Court combines strong design with everyday practicality. The open-plan kitchen, dining and reception space is bright and versatile, featuring full-height glazing, engineered flooring and smart lighting. The sleek kitchen is fitted with integrated Smeg appliances and an instant boiling-water tap, while a guest bathroom and useful built-in storage add further convenience.

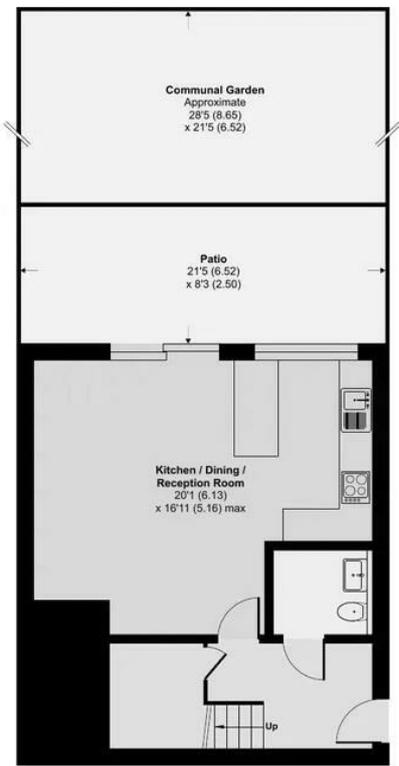
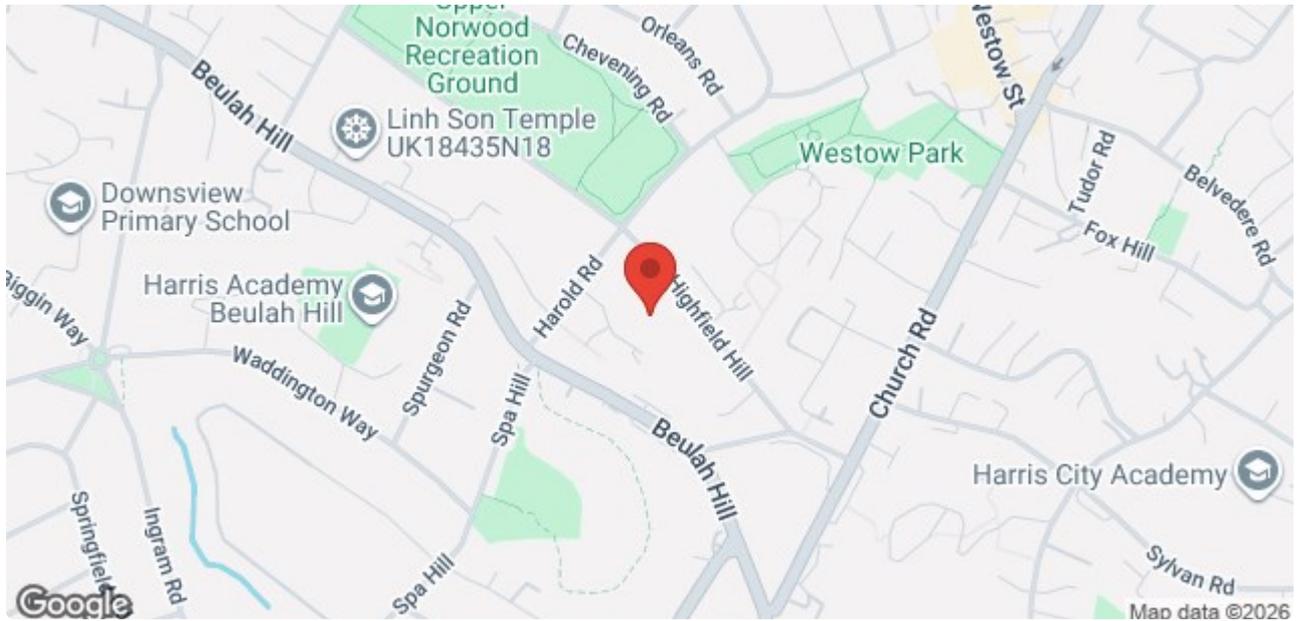
Upstairs, three well-proportioned bedrooms provide a sense of privacy and comfort, including a principal bedroom with an en-suite. Both bathrooms are finished to a high standard with Crosswater and Roca sanitary ware and large-format porcelain tiling.

The reception room opens directly onto a private porcelain-tiled patio with a bespoke pergola, creating an inviting outdoor space for dining, entertaining or quiet mornings

### Price £580,000

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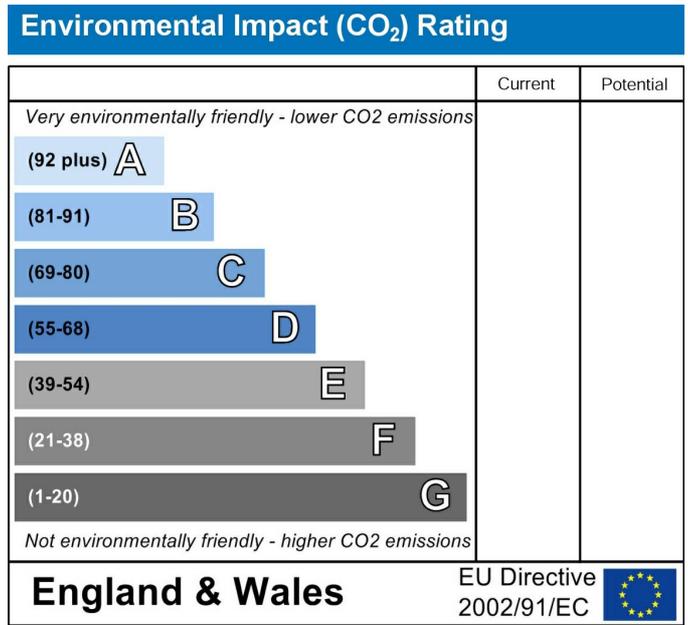
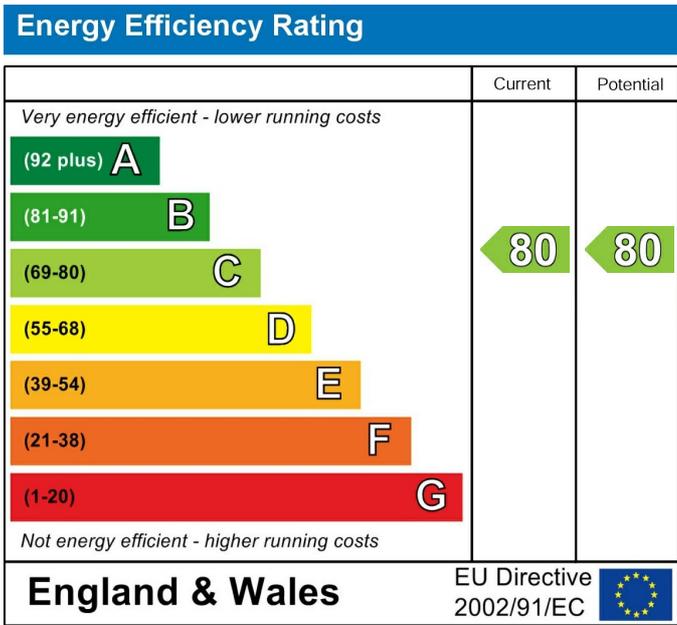
GROUND FLOOR



FIRST FLOOR

Approximate Area = 1054 sq ft / 97.9 sq m

For identification only - Not to scale



A beautifully designed three-bedroom split-level apartment extending to over 1,054 sq ft, offering stylish contemporary living with a calm, considered finish throughout.

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