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Flat 52, Tump House Bailey Close, London, SE28 0NS

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# Flat 52, Tump House Bailey Close, London, SE28 0NS

Guide Price £210,000 - £220,000

Offered with no onward chain, this modern top-floor apartment with large terrace presents an appealing opportunity for comfortable near-riverside living. Situated on the fourth floor and accessible via lift or stairs, the property enjoys pleasant open views and a thoughtfully arranged layout.

The accommodation comprises an entrance hall, a lounge, a double bedroom, a bathroom fitted with a three-piece suite, and a fitted kitchen offering ample cupboard storage and practical work surface space. The lounge benefits from direct access onto the expansive roof terrace, creating a natural connection between the indoor and outdoor areas. Measuring approximately 17'9" x 17'3" (5.41 x 5.26m), the terrace provides an excellent setting for relaxing or entertaining while enjoying the outlook.

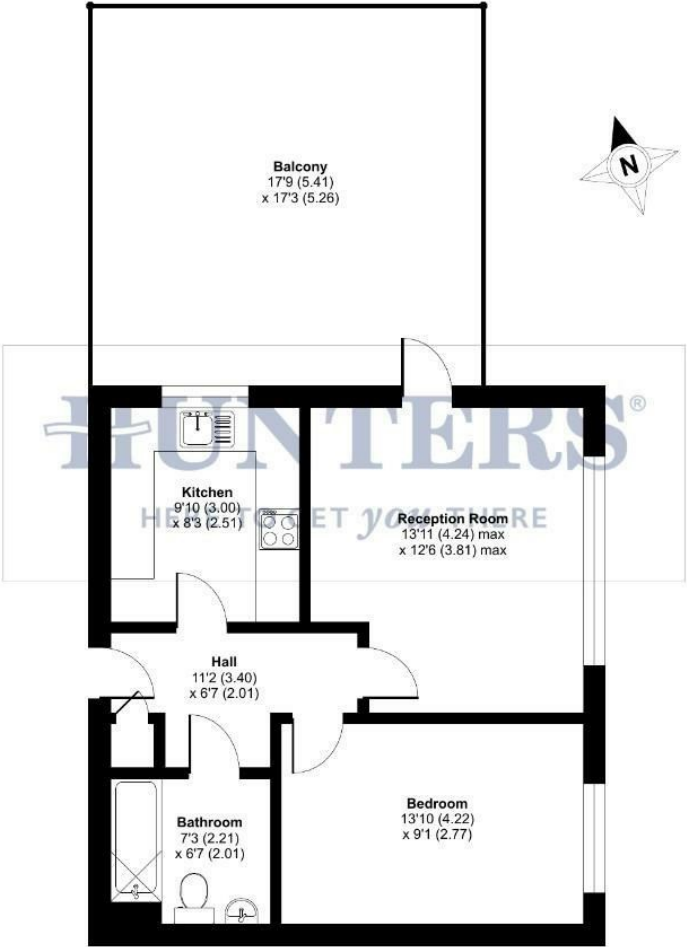
Externally, the property further benefits from an allocated parking space, adding everyday convenience. The immediate surroundings invite exploration, with the River Thames just a short distance away and scenic walks through nearby green spaces easily accessible. High Tor View forms an attractive and distinctive backdrop to the setting.

The location offers a well-balanced blend of a peaceful environment and everyday convenience. Local shops are within half a mile, while nearby bus services provide excellent links to the DLR, mainline rail services and the Elizabeth Line, ensuring straightforward connections across London and beyond.

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Bailey Close, London, SE28

Approximate Area = 512 sq ft / 47.6 sq m  
For identification only - Not to scale



FOURTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1394290

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>				(92 plus) <b>A</b>	
(81-91) <b>B</b>				(81-91) <b>B</b>	
(69-80) <b>C</b>		77	77	(69-80) <b>C</b>	
(55-68) <b>D</b>				(55-68) <b>D</b>	
(39-54) <b>E</b>				(39-54) <b>E</b>	
(21-38) <b>F</b>				(21-38) <b>F</b>	
(1-20) <b>G</b>				(1-20) <b>G</b>	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE

13'11 x 12'6

KITCHEN

9'10 x 8'3

BEDROOM

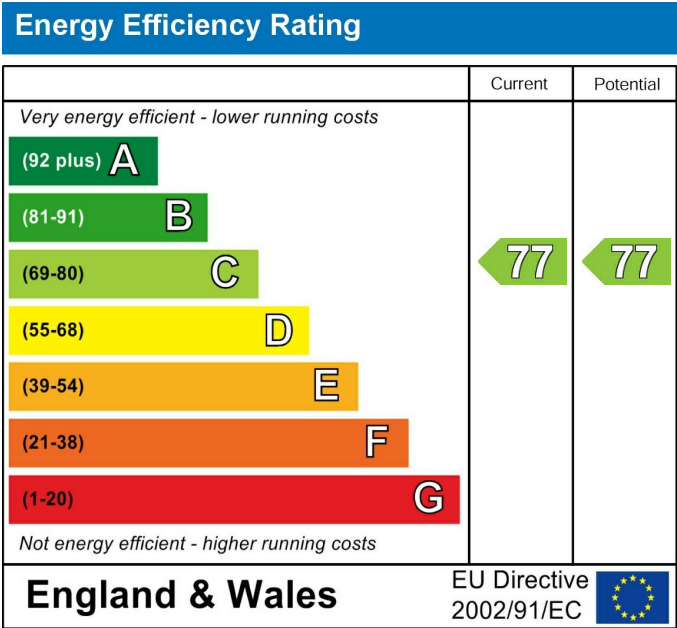
13'10 x 9'1

BATHROOM

7'3 x 6'7

TERRACE

17'9 x 17'3



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





















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