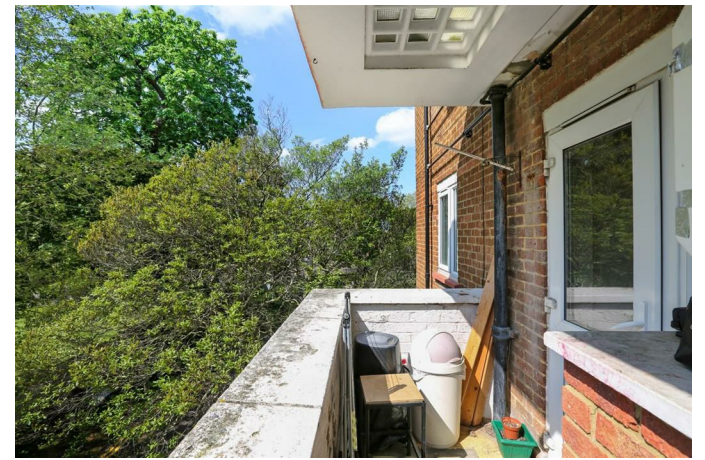




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Basingdon Way, London, SE5 | £350,000  
Call us today on 020 7708 2002



- Two Bedrooms
- Southwest Facing Balcony
- Close to Dulwich and Camberwell
- Lease Length: 89 Years Remaining
- Service Charge: £3,531.18 PA
- Ground Rent: £10 PA

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

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

A two-bedroom purpose built flat with a private balcony in a sought-after development between Dulwich and Camberwell!

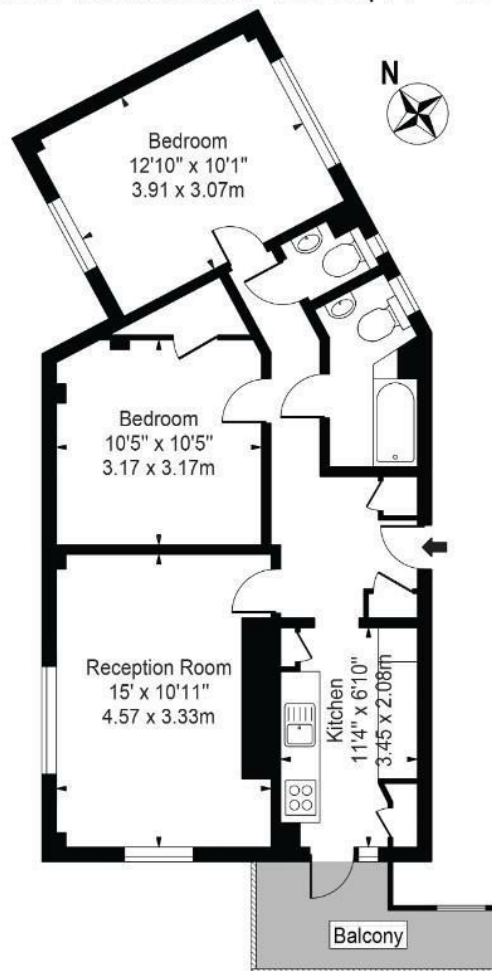
Internally you are presented with a good-sized reception room, with dual aspect windows offering ample natural light, and space for relaxing and for a small dining table and chairs. The kitchen has a good range of wood effect wall and base units with granite effect work tops, a terracotta tiled splash back and a built-in oven and hob. From here you can access your private Southwest facing balcony, the perfect spot to grow your favourite herbs or enjoy a glass of wine in the evening. There are two good sized bedrooms, both with space for double bed and additional furniture. The bathroom has a three-piece suite complete with a shower over the bath, a WC and a sink. There is an additional guest WC for added convenience.

The property is in a quiet residential area just 0.6 miles from Denmark Hill Station with connections to London Victoria and you also have the Thameslink into the City and the Overground between Clapham Junction and Highbury and Islington via Shoreditch and East Dulwich is located 0.7 miles away. There is a cut-through to the large Sainsburys (0.5 miles), just behind the playing fields, so you don't have far to go with your weekly shop. Just beyond that you are onto Lordship Lane which offers a cinema, leisure complex and fantastic shops and restaurants. This location really is one of those rare London gems. It is both quiet and green whilst still enjoying everything Zone 2 South London has to offer.

Tenure: Leasehold  
Council Tax band: B  
Authority: London Borough of Southwark  
Lease length: 89 years remaining (Started in 1990 with a lease of 125 years.)  
Ground rent: £10 per annum  
Review period: Not subject to increase  
Service charge: £3,531.18 per annum  
Construction: Standard construction  
Property type: Flat  
Entrance on floor: 2  
Has lift: Yes  
Over commercial premises: No  
Parking: On street, permit required  
Electricity: Mains electricity  
Water and drainage: Connected to mains water supply  
Mains surface water drainage: Yes  
Sewerage: Connected to mains sewerage  
Heating: Central heating  
Building safety issues: None  
Lease restrictions: None  
Public right of way through and/or across your house, buildings or land: No  
Flood risk: No  
History of flooding: No  
Planning and development: None  
Listing and conservation: None  
Accessibility: Lift access  
Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Tayside Court,  
Basingdon Way, SE5 8HD  
Approx. Gross Internal Area 668 Sq Ft - 62.06 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002  
| [Camberwell.Sales@hunters.com](mailto:Camberwell.Sales@hunters.com)

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