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Kingswood Drive

London, SE19 1UR

£1,700 Per Calendar Month



£1700 pcm. Available 2nd April 2025. **DIRECT ACCESS TO GARDEN.** Located on Dulwich borders approximately half a mile to both Sydenham Hill and Gipsy Hill stations, this modern two bedroom ground floor flat has direct access on to a garden and is located within a cul de sac. Ideal for professionals.



£1700 pcm.

Available 2nd April 2025.

A wonderful modern open plan two-bedroom ground floor flat found in a private cul de sac located approximately half a mile to both Sydenham Hill and Gipsy Hill stations.

The property is found on Dulwich borders with one of the most desirable south-east London postcodes (Dulwich Village SE21) found just a road or two away.

The property has a door onto the communal garden which the owner used almost as their own garden. As it is a communal garden, the grass and shrubs are maintained by the buildings management company meaning the occupier of the property doesn't need to maintain it.

The kitchen has a social breakfast bar and comes with a dishwasher alongside all the other white goods.

Rarely do we see a flat that offers a breakfast bar and a dedicated dining area big enough for a table and chairs which this property does offer.

There are also store cupboards in the property and over all the property offers almost 625 sq ft of space.

Verified Material Information

Monthly rent: £1,700

Council tax band: C

Council tax annual charge: £1669.24 a year

Tenure: Leasehold

Lease length: 999 years remaining (959 years from 1985)

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lift access

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

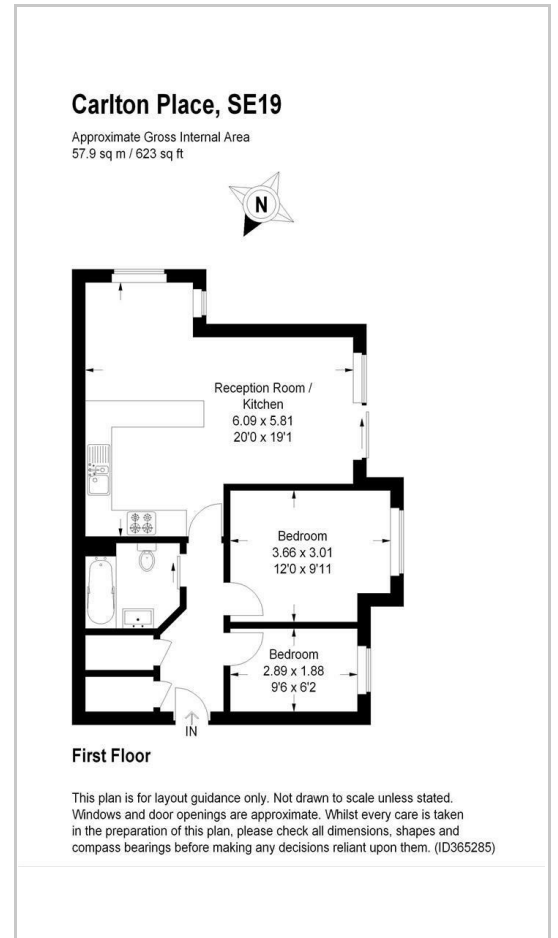
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

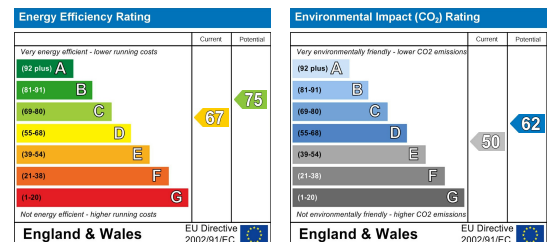
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.

10A Dartmouth Road, Forest Hill, SE23 3XU

Tel: 02030024089 Email: foresthill@hunters.com <https://www.hunters.com>