



Blenheim Court, Beulah Hill, London SE19 3LJ

welcome to **Blenheim Court Beulah Hill, London**

A superb opportunity to acquire this well-presented, purpose-built third-floor flat, offered with no onward chain and a brand-new 125-year lease on completion.

The property has been freshly painted throughout, making it the perfect ready-to-move-in home for first-time buyers or investors alike. The accommodation comprises a spacious L-shaped hallway with excellent storage, a separate utility room, two generous double bedrooms, a fully fitted kitchen, a bright and airy reception room with space to dine, and a bathroom with a separate W/C. The flat enjoys stunning elevated views, and benefits from lift access, resident parking, and access to communal gardens.

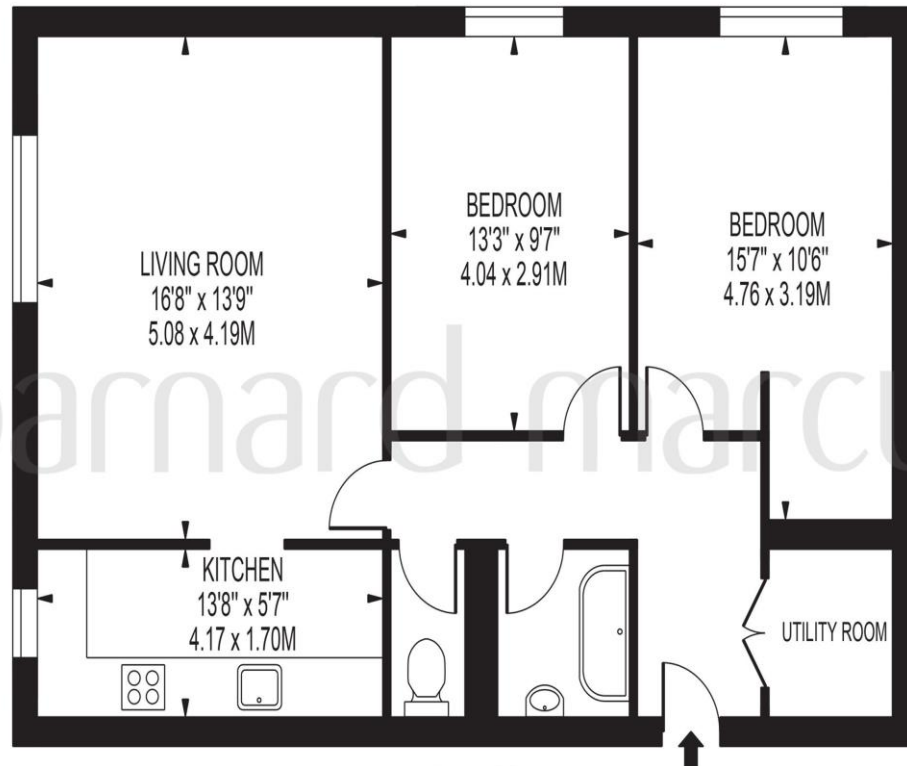
Additional advantages include no ground rent, a low service charge, and a convenient location close to excellent transport links. Both Crystal Palace and Gipsy Hill stations are within easy reach, offering direct connections to central London in under 30 minutes.

Lease to be extended to 125 years on completion by the current vendor.



BLENHEIM COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 765 SQ FT - 71.04 SQ M



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Blenheim Court Beulah Hill, London

- Lease will be extended to 125 years on completion
- Two bedrooms
- Third floor
- No chain
- Resident parking
- Resident parking
- Purpose built

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1560.00

Ground Rent: 0

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Nov 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THH113848 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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