



**Blenheim Court, Beulah Hill, London SE19 3LJ**

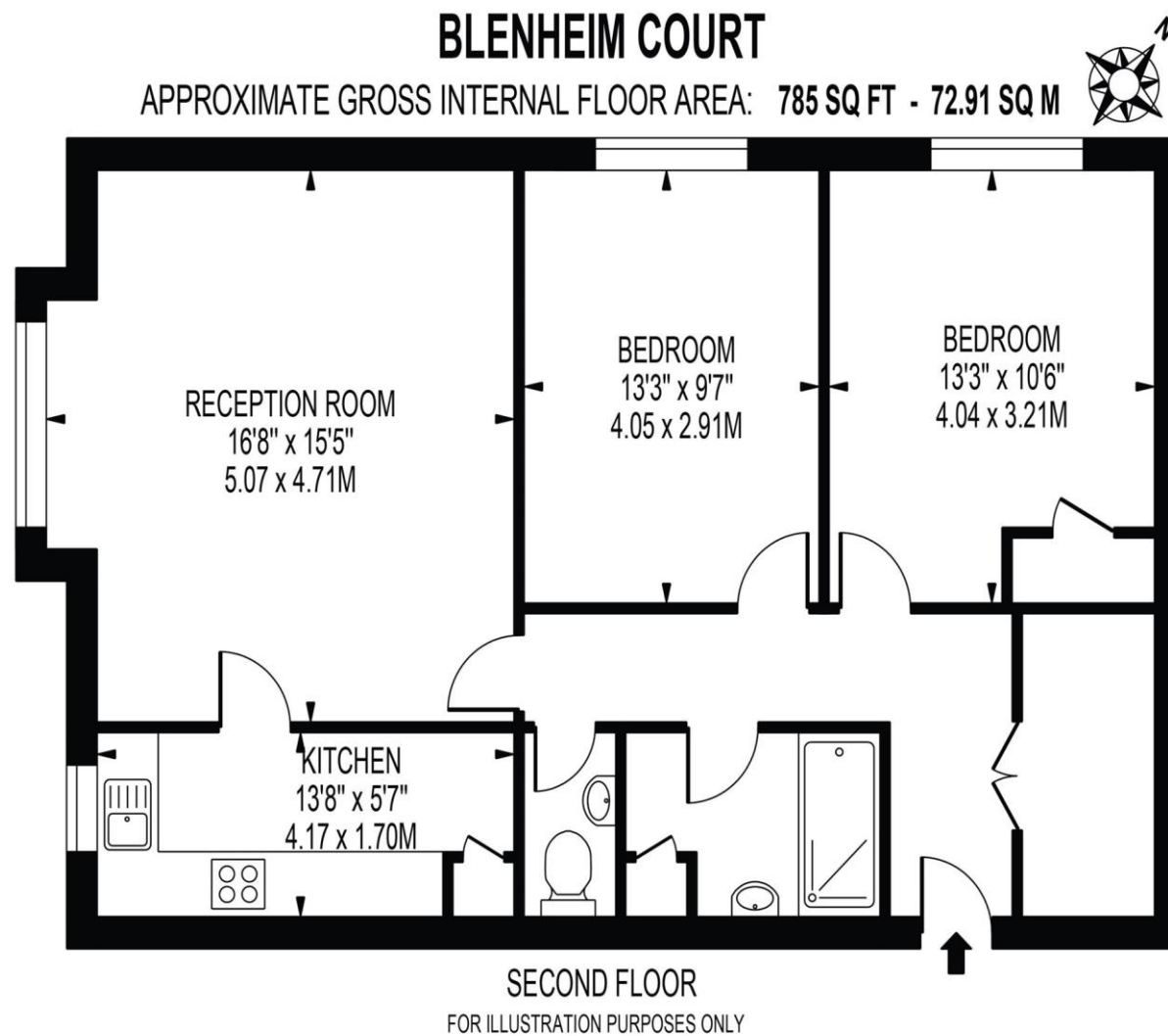
**welcome to**

## **Blenheim Court Beulah Hill, London**

Located on the stunning, bright, and airy second floor, this spacious flat offers a comfortable and well-designed living space, ideal for first-time buyers or investors alike. The property boasts an inviting L-shaped hallway that leads to a generous reception room, flooded with natural light and featuring ample space for both lounging and dining. The fully fitted kitchen is well-equipped, offering plenty of storage and worktop space, perfect for home cooking. There are two spacious double bedrooms, both offering a calm and comfortable retreat, along with a well-maintained bathroom and a separate W/C for added convenience. A practical utility/storage room providing excellent additional space for everyday living.



Further benefits include resident parking, lift access, and access to beautifully maintained communal gardens. The flat also offers stunning views and comes with the advantage of no ground rent and a low service charge, adding to its overall value and appeal. Conveniently located near excellent transport links, the property is just a short distance from Crystal Palace and Gipsy Hill stations, providing fast and direct connections to central London in under 30 minutes. Whether you're commuting or exploring the local area, this location offers both accessibility and lifestyle.



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 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.

### Kitchen

13' 8" maximum x 5' 7" maximum ( 4.17m maximum x 1.70m maximum )

### Reception

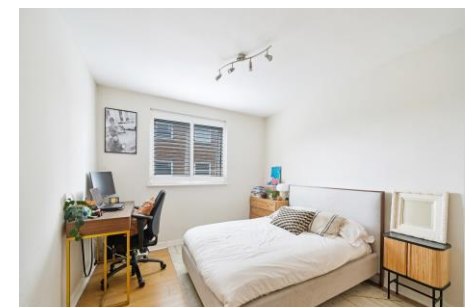
16' 8" x 15' 5" into recess ( 5.08m x 4.70m into recess )

### Bedroom

13' 3" x 9' 7" ( 4.04m x 2.92m )

### Bedroom

13' 3" maximum x 10' 6" maximum ( 4.04m maximum x 3.20m maximum )



**welcome to**

## **Blenheim Court, Beulah Hill, London**

- Two Double Bedrooms
- Second Floor
- Resident Parking
- Bright & Airy
- Communal Gardens
- Lift Access

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1560.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 124 years from 28 Feb 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114296](https://barnardmarcus.co.uk/Property/THH114296)



Property Ref:  
THH114296 - 0003

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