



Blanchdowne, SE5
£475,000

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In general

- Two double bedrooms
- Excellent condition throughout
- Huge, 85-ft garden
- Off street parking
- Potential to loft extend STPP
- Access to Kings College Hospital
- Chain free

In detail

CHAIN FREE.

Gorgeous, bright and spacious two double bedroom purpose-built apartment with access to a huge 85-ft garden.

Blanchdowne is conveniently located for access into The City and West End from Denmark Hill station (0.4 miles) and East Dulwich station (0.6 miles) as well as a host of bus and cycle routes through the neighbouring Herne Hill, East Dulwich and Peckham. There are an array of parks and green spaces nearby as well as bars, shops and restaurants down on Lordship Lane and beyond Kings College Hospital onto Denmark Hill.

Boasting almost 700 sq ft of internal space with potential to extend into the loft (STPP and freeholder consent), this first floor apartment enjoys its own private entrance and hall. Once up on the first floor there is a 12x11 ft separate reception room, modern kitchen and bathroom as well as two good-sized double bedrooms.

The sprawling garden is laid to lawn with some mature trees and although there is sole use and enjoyment of the garden –it is not demised as private in the lease.

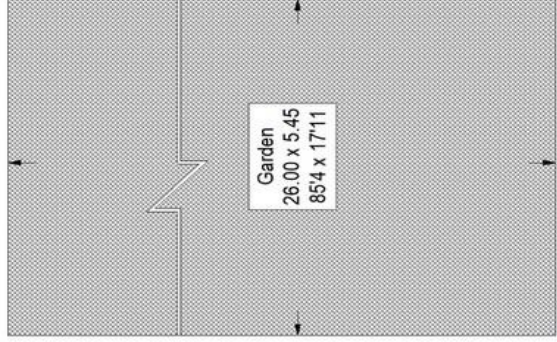
EPC: D | Council Tax Band: B | Lease: 106 years remaining | SC: £768 | GR: £10 | Buildings Insurance: £ incl. in service charge



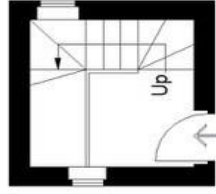
Floorplan

Blanchedowne, SE5

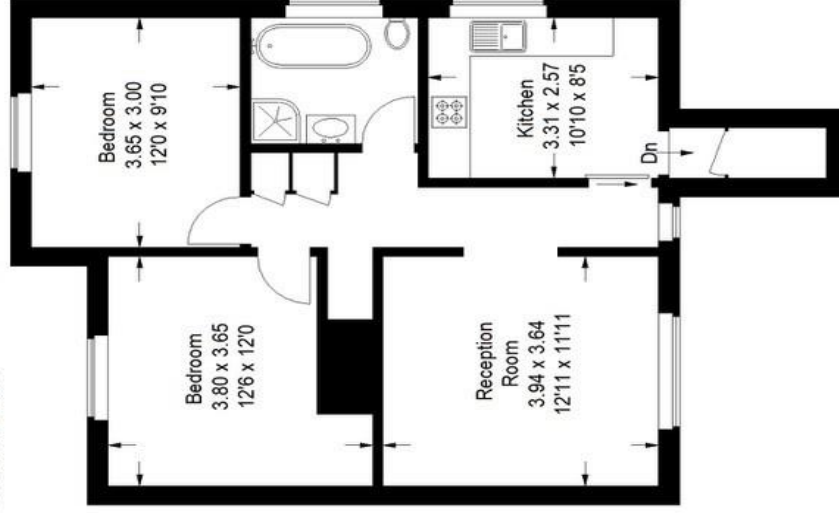
Approximate Gross Internal Area
 Ground Floor = 67 sq m / 61 sq ft
 First Floor = 64.8 sq m / 698 sq ft
 Total = 70.5 sq m / 759 sq ft



(Not Shown In Actual
 Location / Orientation)



Ground Floor



First Floor

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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