



BASCOMBE STREET, SW2
£450,000 LEASEHOLD

Winkworth



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A great opportunity to purchase this smartly presented two double bedroom flat in the Brockwell Gate development next to Brockwell Park. The property is within walking distance of Herne Hill and Brixton amenities with good transport links from Brixton tube station.

Available exclusively through Winkworth we are delighted to present for sale this exceptionally well presented two double bedroom, top floor flat located on the ever-popular Brockwell Gate development. This property comprises of two well-proportioned double bedrooms with ample storage (one with fitted wardrobes), a bright open-plan living area consisting of a reception and a new, modern fitted kitchen with a breakfast bar equipped with the usual appliances including a dishwasher. There is also a family bathroom with a shower over the bath, a WC and a wash hand basin. The property is double glazed throughout and the flat also benefits from a long lease, storage in the loft (not demised to the property) and a communal bike store. The property is ideally located for the transport links and amenities of Brixton, Herne Hill and Tulse Hill with the added bonus of direct access from the grounds of the development to the lovely Brockwell Park.

LOCATION

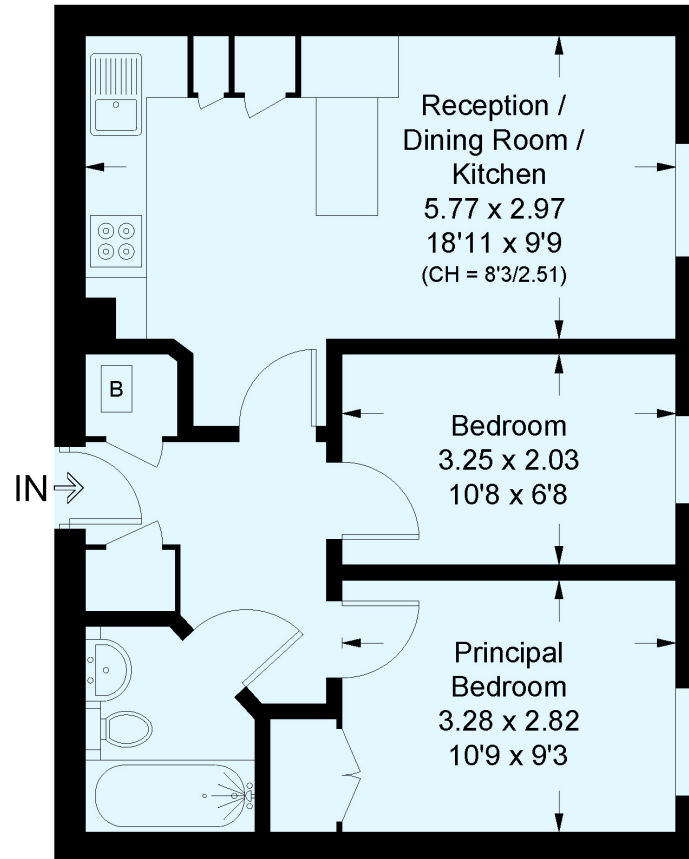
Brixton/Brockwell Park





Blackburn Court, SW2

Approximate Floor Area = 45.1 sq m / 485 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID856815)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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