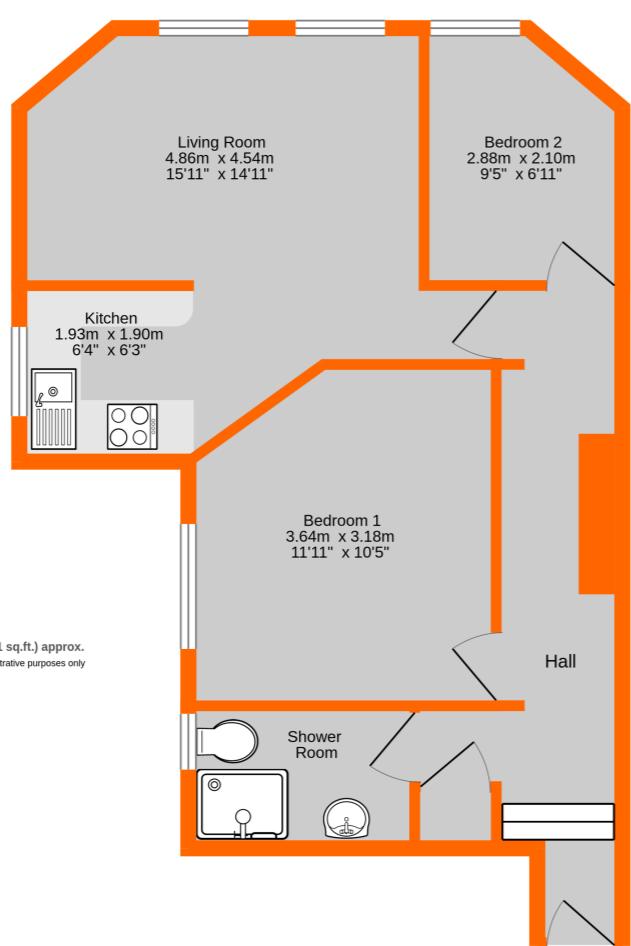
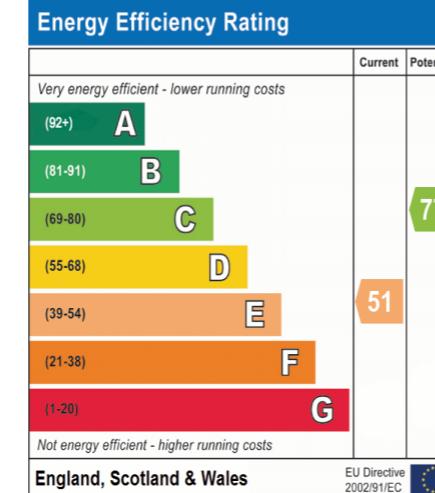


Top Floor Flat  
53.0 sq.m. (571 sq.ft.) approx.



**Disclaimer:** All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
For further details please visit our website - [www.proctors.london](http://www.proctors.london)



Viewing by appointment with our Beckenham Office - 020 8650 2000

20a Bellevue Court, 122d Devonshire Road, London SE23 3SY  
**£340,000 Share of Freehold**

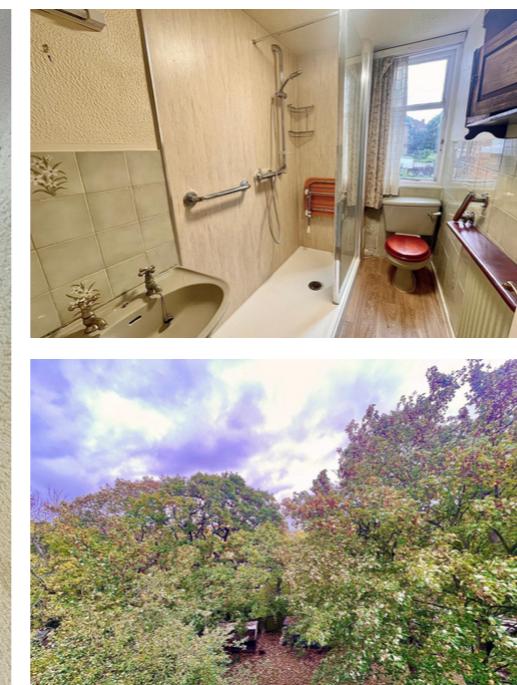
- Two bedroom apartment
- In need of modernisation
- Edwardian Mansion block
- Double glazing & centrally heated
- Third floor, chain free
- Close to stations
- Communal gardens
- Long lease

## 20a Bellevue Court, 122d Devonshire Road, London SE23 3SY

Located on the top floor of this popular Edwardian Mansion block this chain free two bedroom apartment requires complete modernisation but would be a great project for any prospective buyer with an eye for detail within this handsome building. Benefits include a highly desirable location, quiet yet convenient for transport links and having gas radiator central heating, sealed unit double glazed replacement windows, laminated floors, long lease, share of freehold, security entry system and off street parking (space available to rent on a first come first served basis)

### Location

Devonshire Road is a sought-after residential street ideally positioned between Honor Oak Park and Forest Hill Stations, offering excellent transport links into central London. The area is well served by a vibrant mix of local amenities including independent cafes, restaurants, pubs, and shops. Residents also benefit from easy access to a range of green spaces such as Horniman Gardens, Blythe Hill Fields, and One Tree Hill, making it a great location for both convenience and outdoor living.



### Ground Floor

#### Communal Entrance Hall

stairs to

#### Top Floor

#### Entrance

locked door to inner hall serving two flats

#### Own Entrance Hall

entry handset, built-in storage cupboard, wall mounted fuse box

#### Living Room

4.86m x 4.54m (15' 11" x 14' 11") two sealed unit double glazed sash windows to rear affording far reaching views, open to

#### Kitchen Area

1.93m x 1.90m (6' 4" x 6' 3") window to side, part tiled walls, base cupboards and drawers, worktops inset, stainless steel single basin sink unit, 4 ring ceramic hob, wall mounted combination boiler, corner shelving

### Bedroom 1

3.64m x 3.18m (11' 11" x 10' 5") deep sealed unit sash window to side, coved cornice

#### Bedroom 2

2.88m x 2.10m (9' 5" x 6' 11") sash double glazed window to rear

#### Shower Room

walk-in shower, pedestal wash basin, toilet, timber window to side, part tiled walls, vinyl flooring

#### Outside

#### Communal Gardens

communal gardens to rear

#### Parking

Lessees have to option to rent a space from the freeholder but this is on a first come first served basis and there is free parking on the road outside the property

#### Lease Details

#### Lease

share of freehold, 999 years from 25th December 1983, so 958 years remaining

### Service Charge

the service charge is £2,546.72 per annum

### Ground Rent

ground rent is nil

### Additional Information

Council Tax  
London Borough of Lewisham - Band C  
Please visit:  
[bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

Utilities  
MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile  
To check coverage please visit  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)