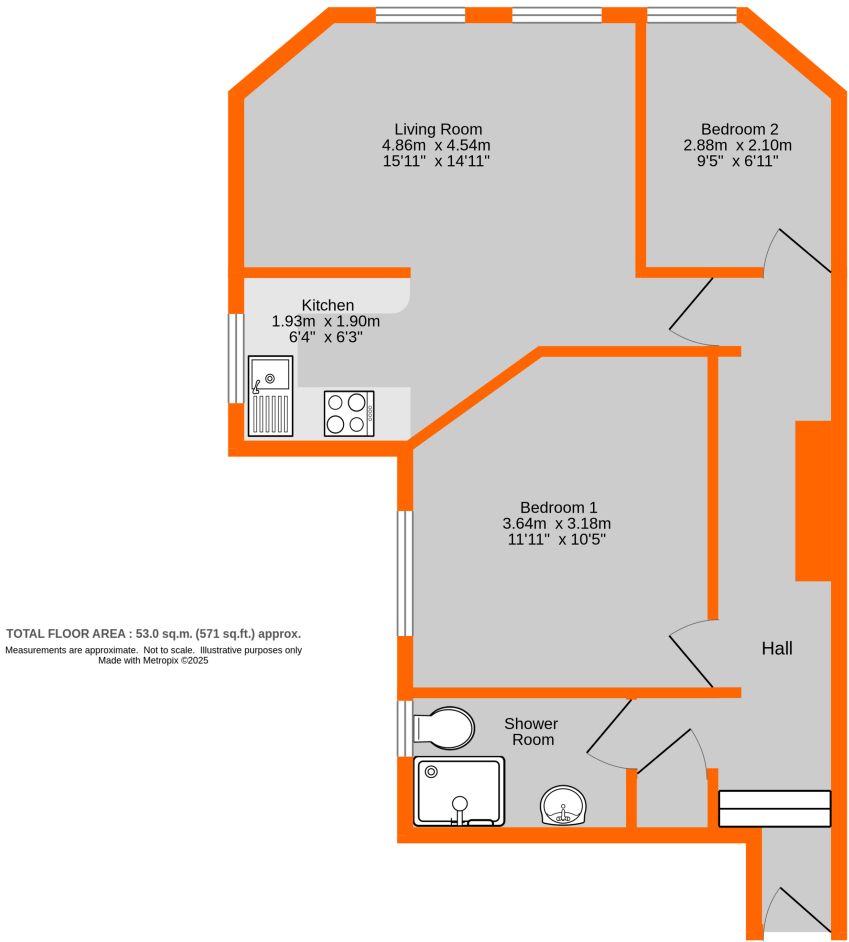


Top Floor Flat
53.0 sq.m. (571 sq.ft.) approx.



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

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.
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For further details please visit our website - www.proctors.london



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

Utilities
MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile
To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage