



## Blackburn Court, London, SW2

£400,000 *Leasehold*



### KEY FEATURES

- Purpose built
- Luxury gated development
- Semi-open plan reception
- Juliet balcony
- Double bedroom
- Bathroom
- Chain free
- Sole agent

Nestled within an attractive gated development with direct access to Brockwell Park, this spacious one-bedroom first-floor apartment offers bright, comfortable living moments from the wide green expanses of Brockwell Park.

The apartment opens into a welcoming hallway fitted with two handy storage cupboards. From here, you enter the generous semi open-plan kitchen and reception room — a beautifully bright space that invites you to relax or entertain. French doors lead onto a west-facing Juliet balcony, perfect for catching afternoon light and enjoying leafy views across the development. The fully fitted kitchen blends seamlessly into the living area, providing practical counter

space and integrated appliances, ideal for modern living.

To the rear, the sizeable double bedroom features a large fitted wardrobe and offers a peaceful retreat with plenty of natural light. A modern bathroom, finished with neutral tones, includes a bath with shower overhead and a WC. Further benefits include double glazing throughout and the added appeal of being sold chain-free.

This well-presented apartment would make an excellent first home or a smart investment purchase, offering privacy and a quiet community feel while remaining close to the lively atmosphere and transport links of Brixton and Herne Hill.

### Herne Hill

0207 501 8950 | hernehill@winkworth.co.uk

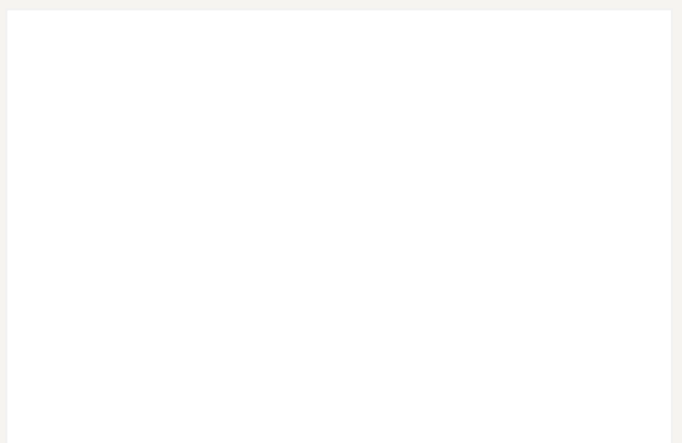
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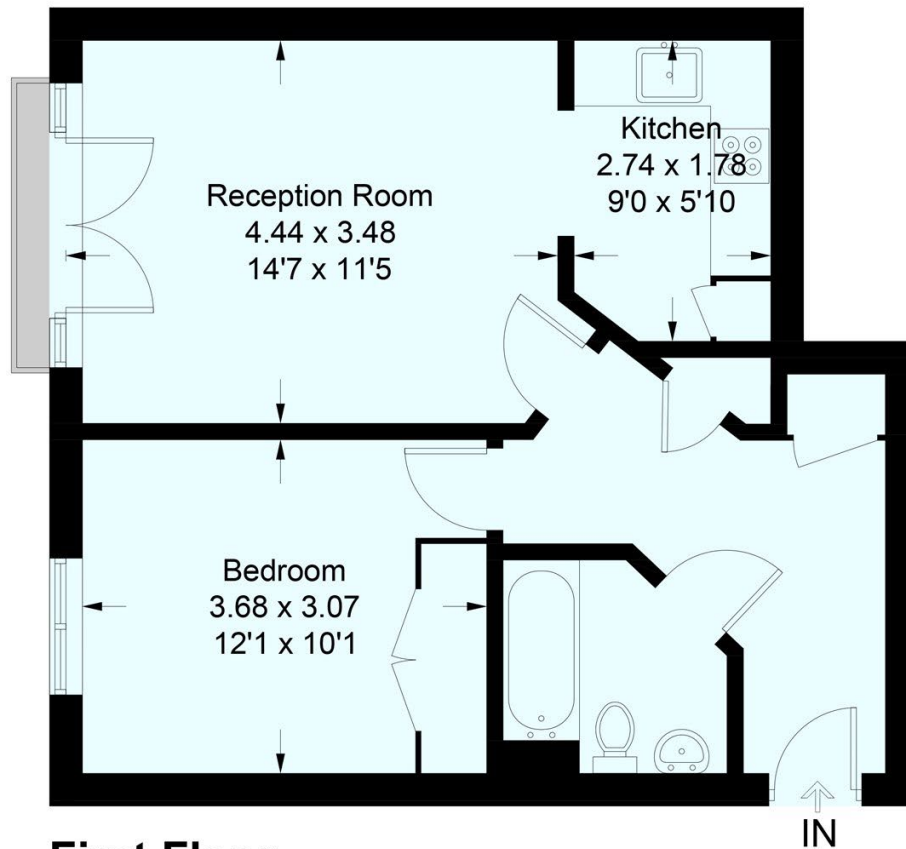






## Blackburn Court, Bascombe Road, SW2

Approximate Gross Internal Area  
46.6 sq m / 502 sq ft



### First 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. (ID481778)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### MATERIAL INFO

**Tenure:** Leasehold

**Term:** 99 year and 6 months

**Service Charge:** £3000 per annum

**Ground Rent:** £208 Annually (subject to increase)

**Council Tax Band:** B

**EPC rating:** C

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