



FLAT 13 BUCHANAN HOUSE, KINGSWOOD ESTATE, LONDON, SE21
£325,000 LEASEHOLD

**A SUBSTANTIAL PURPOSE BUILT TWO DOUBLE
BEDROOM FLAT, SITUATED IN A QUIET, LEAFY
LOCATION. THE PROPERTY IS OFFERED TO THE
MARKET CHAIN FREE.**

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Leasehold approx. 92 yrs remaining | Council Tax Band B – London Borough of Southwark | Service Charge approx. £1900pa | Ground Rent inc in the Service Charge

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DESCRIPTION:

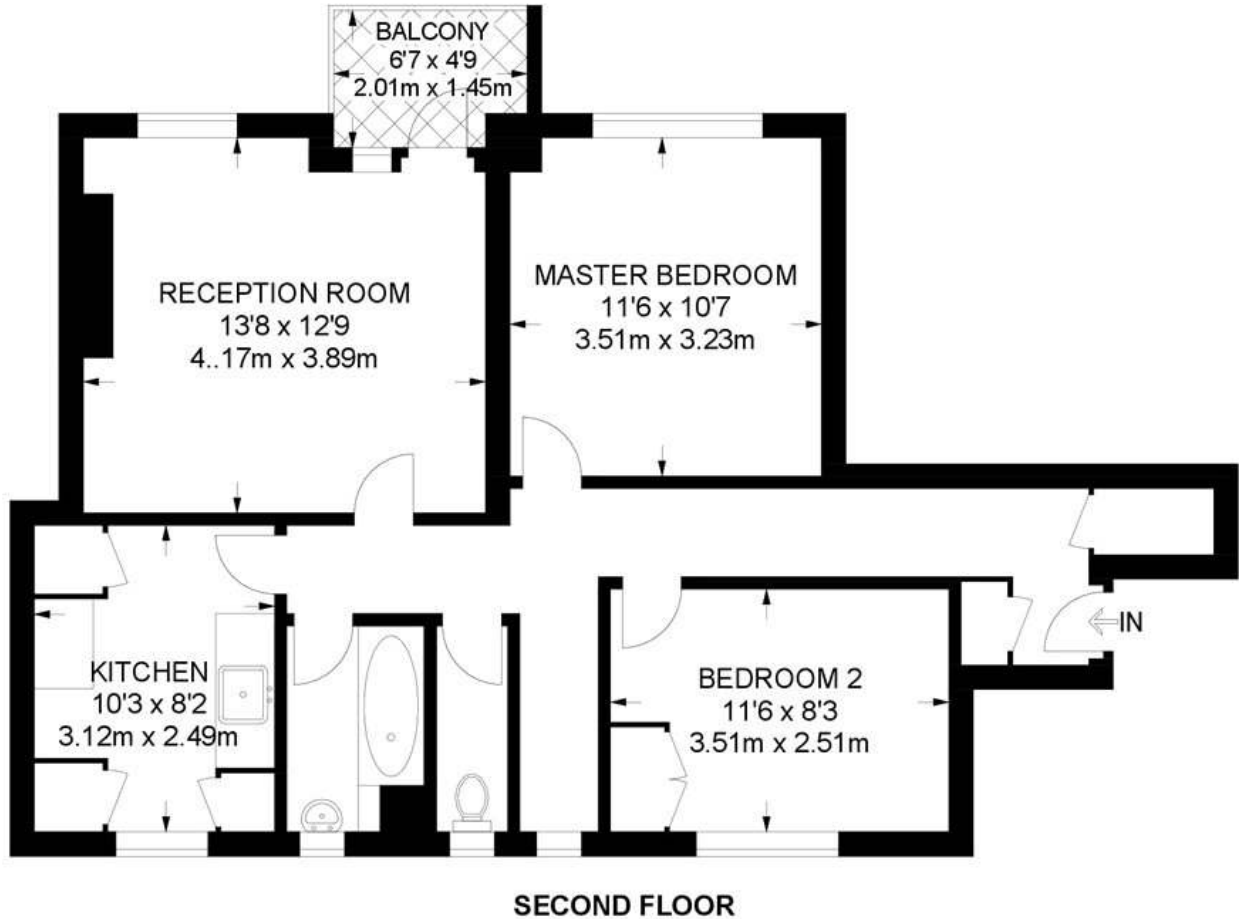
A substantial purpose built two double bedroom flat situated in a quiet, leafy location. The property is offered to the market chain free and offers two substantial double bedrooms, large reception, a separate kitchen and a private balcony. The block boasts a secure entry-phone system for access to the flat, a lift, a parking permit and quick and easy access to Sydenham Hill station. The location further boasts impressive school catchments, Independent shops, bars and restaurants are found close by in Dulwich Village, West Dulwich or a short drive to Crystal Palace and East Dulwich. Easy access to Sydenham Hill Station, as well as local bus services, this is a fantastic property with early viewings highly advised and is ready for immediate occupation.

AT A GLANCE

- Two Double Bedrooms
- Large Reception Room
- Private Balcony
- Lift To All Floors
- School Catchment Area
- Great Transport Links
- Ultra-Fast Broadband
- Chain Free







APPROXIMATE GROSS INTERNAL AREA
690 SQ FT / 64.1 SQ M

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92) A		
(81-91) B		83
(69-80) C	77	
(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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