



**Kennington / Oval Lettings**, 4-6 Clapham Road, London SW9 0JG  
T 020 7820 4141 E [ovallet@ludlowthompson.com](mailto:ovallet@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## BASINGDON WAY CAMBERWELL/DULWICH



LET

REF: 5900239

### **2 Bed, Purpose Built Apartment, Private Balcony, Permit Parking**

Three double bedrooms - Private balcony - Call 020 7820 4141 - Separate WC - Large reception room - Available soon

This is a phenomenal three double bedroom purpose built apartment. Offering lots of storage, laminate flooring, and a private balcony. This apartment has been decorated to a high neutral standard, located minutes to Denmark hill BR, all local buses and Kings College Hospital. Call our dedicated lettings team on 020 7 820 4141 to arrange a viewing.

**Train/Tube** - Herne Hill, East Dulwich, North Dulwich, Denmark Hill



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# BASINGDON WAY CAMBERWELL/DULWICH



Reception



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



External



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# BASINGDON WAY CAMBERWELL/DULWICH



Bedroom-2



Lounge



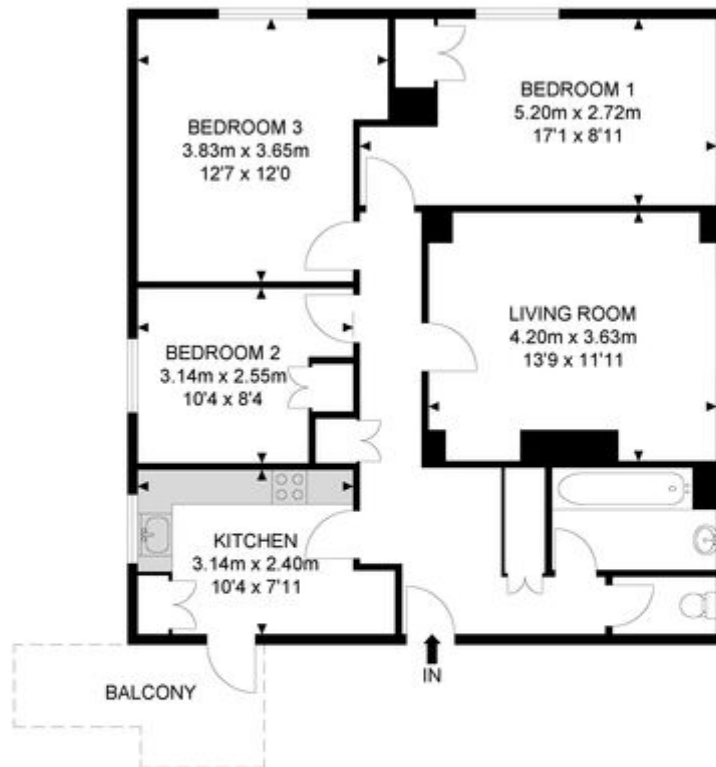
Balcony



# BASINGDON WAY CAMBERWELL/DULWICH



## Basingdon Way



1st Floor



APPROX. GROSS INTERNAL FLOOR AREA 815.90 SQ FT / 75.80 SQM  
APPROX. GROSS EXTERNAL FLOOR AREA 59.20 SQ FT / 5.50 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto

Photography and Floor Plan

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Reception

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

External

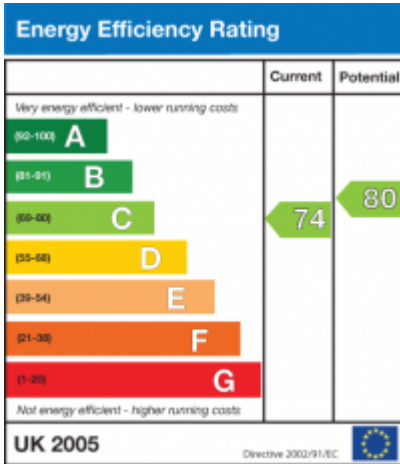
Bedroom-2

Lounge

Balcony

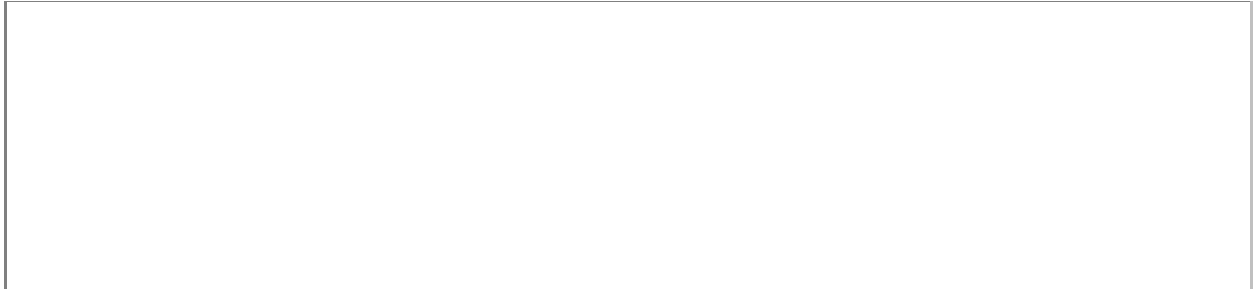


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CALL 020 7820 4141

REF: 5900239

### When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a landlord will give us specific times only convenient to them. We do advise landlords that if they are serious about letting property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Kennington / Oval Lettings Office quoting 5900239

### DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the landlord.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/landlord accept no responsibility for any error they may contain however caused. Any renter must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

### PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the landlord. Photographs may depict items which are not included in the let. Consult a solicitor on aspects relating to tenure/property details.