

## London SE5 42 Tayside Court, Basingdon Way, Denmark Hill SE5 8HD



BY ORDER OF LONDON BOROUGH OF  
SOUTHWARK

### Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion at an initial ground rent of £200 per annum.

### Location

Tayside Court is situated on the south side of Basingdon Way which runs off of Blanchdown and Denmark Hill (A215). The amenities of Camberwell are located approximately half a mile to the north with Dulwich Village and Herne Hill situated a similar distance to the south and south-west respectively. Rail services run from Herne Hill, North Dulwich, East Dulwich, Denmark Hill and Loughborough Junction and provide good access to Central London. Road access is provided by the A15 (Denmark Hill) and A2214 (Dulwich Grove).

## A Leasehold Self-Contained Purpose Built Fourth Floor Flat

**A SIX WEEK COMPLETION WILL APPLY TO THIS LOT**

### Description

The property comprises a self-contained flat situated on the fourth floor of a purpose built block arranged over ground and five upper floors.

### Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom/WC

### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 2.30 – 3.00 p.m.

NB. Prospective purchasers' attention is drawn to the Special Conditions of Sale, in particular Clause 3.

## Vacant Possession

### Seller's Solicitor

Southwark Legal Services (Ref: MB).  
Tel: 0207 525 3138 Fax: 0207 525 7609.

**VACANT – Leasehold Flat**



## London SE5 45 Swinburne Court, Basingdon Way, Denmark Hill SE5 8ER



BY ORDER OF THE LONDON BOROUGH OF  
SOUTHWARK

### Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion at an initial ground rent of £200 per annum.

### Location

Swinburne Court is situated on the north side of Basingdon Way, which runs off Blanchdown and Denmark Hill (A215). The amenities of Camberwell are located approximately half a mile to the north, with Dulwich Village and Herne Hill situated a similar distance to the south and south-west respectively. Rail services to London run from Herne Hill, North Dulwich, East Dulwich, Denmark Hill and Loughborough Junction Stations, all being equidistant from the property. Road access is provided by the A215 (Denmark Hill) and A2214 (Dulwich Grove).

## A Leasehold Self-Contained Purpose Built Fifth Floor Flat

**A SIX WEEK COMPLETION WILL APPLY TO THIS LOT**

### Description

The property comprises a self-contained flat situated on the fifth floor of a purpose built block arranged over ground and five upper floors.

### Accommodation

Studio Room, Separate Kitchen, Separate Bathroom/WC

NB. The property may afford potential for sub-division to provide a separate Bedroom and Reception Room subject to all necessary consents being obtained.

### To View

The property will be open for viewing every Monday and Wednesday before the Auction between 4.30 – 5.00 p.m.

NB. Prospective purchasers' attention is drawn to the Special Conditions of Sale, in particular Clause 3.

### Seller's Solicitor

Southwark Legal Services (Ref: KR).  
Tel: 0207 525 3206 Fax: 0207 525 7609.

## Vacant Possession

**VACANT – Leasehold Flat**

