



## 378B Baring Road, London, SE12 0EF Offers in excess of £240,000

Goodmove present this three bed apartment for QUICK SALE on Baring Road, London, SE12

Built in 2007, this house offers modern amenities while retaining its classic charm. Spanning 915 sq ft, there is ample room to personalise and make it your own. The quick sale opportunity makes this property even more enticing, allowing you to secure your dream home promptly.

Whether you're looking to move in right away or embark on a refurbishment project, this property presents a fantastic opportunity to create the home you've always envisioned. Don't miss out on the chance to own a piece of London in this desirable location. Contact us today to arrange a viewing and make this house your own!



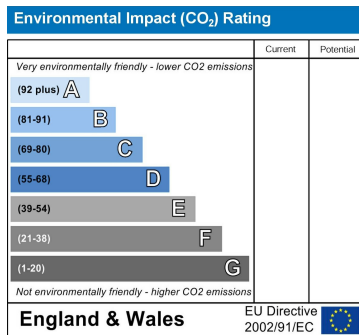
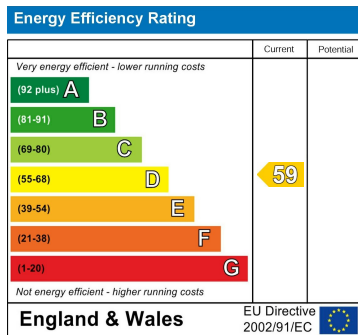


**Lease Details**

81 years remaining  
 Service charge £250 per annum  
 Ground rent £225 per annum\*  
 \*Details provided by vendor

**Disclaimer**

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**



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