



Sunwell Close, London SE15 2TR

welcome to

Sunwell Close, London

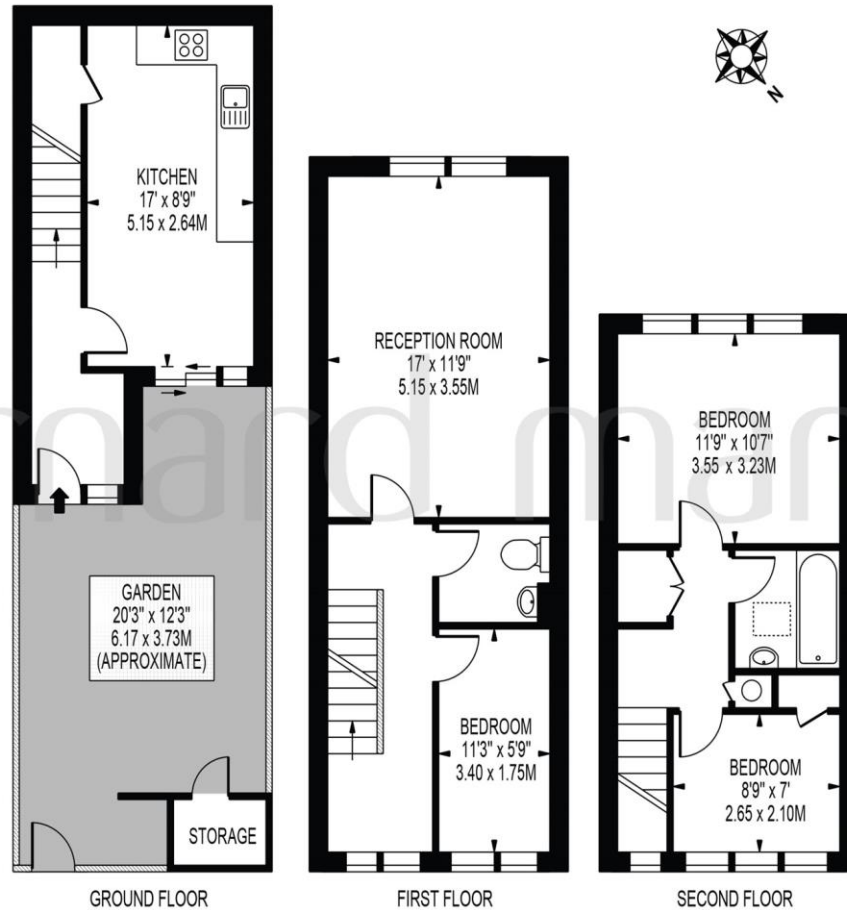
****THREE BEDROOM SPLIT LEVEL MAISONETTE**** The property briefly comprises of a front GARDEN, entrance hall, kitchen-diner, reception, cloakroom, THREE ADDITIONAL BEDROOMS and a family bathroom.



SUNWELL CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 936 SQ FT - 86.94 SQ M
(EXCLUDING STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 16 SQ FT - 1.50 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Barnard Marcus are delighted to bring to market this well-proportioned THREE BEDROOM SPLIT LEVEL MAISONETTE ideally situated within 'touching distance' of both PECKHAM RYE & QUEENS ROAD PECKHAM STATIONS which provide services into multiple LONDON STATIONS in under 10 MINUTES!

Ideally situated within just a short walk away from popular amenities such as Peckham Rye Park, the Peckham-Plex Cinema and a range of independent shops and restaurants. Local transport links are excellent, with both Peckham Rye & Queens Road Peckham stations within a 10-minute walk, providing easy access to central London. For families, the property is also within close proximity to a range of popular schools including Harris Academy Peckham and Lyndhurst Primary School.

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- THREE BEDROOMS
- SPLIT LEVEL MAISONETTE
- PRIVATE FRONT GARDEN WITH STORAGE
- SPLIT OVER THREE STORIES
- CLOSE TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: C

offers over

£450,000



view this property online [barnardmarcus.co.uk/Property/PKM102617](https://www.barnardmarcus.co.uk/Property/PKM102617)

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
PKM102617 - 0002



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