



Champion Hill, London SE5 8AP

welcome to

Champion Hill, London

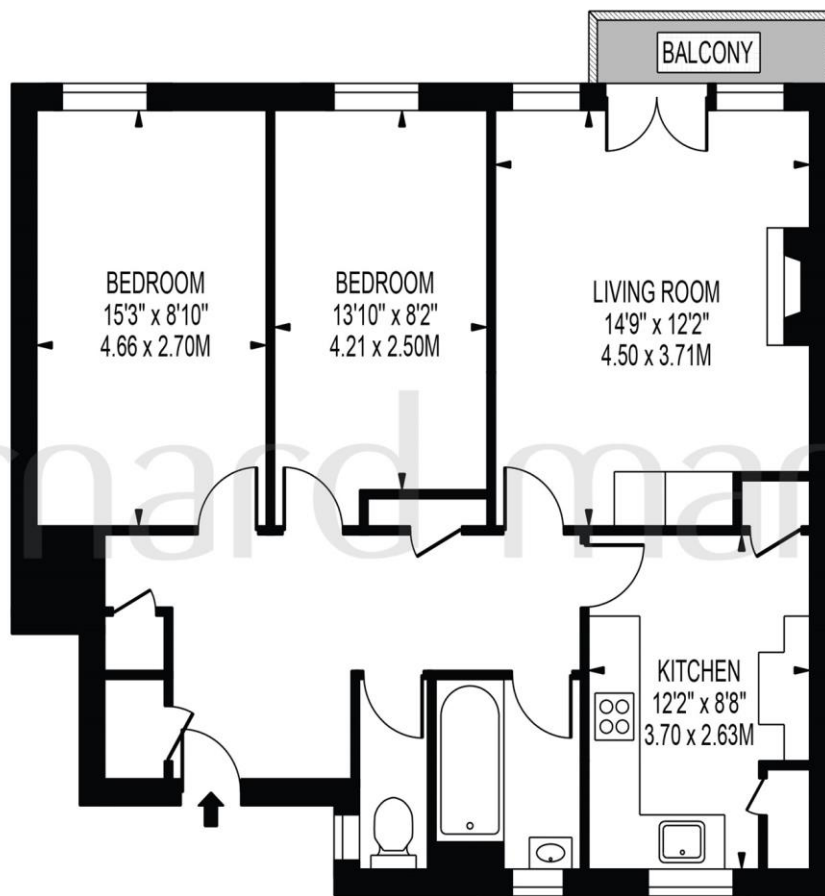
****TWO BEDROOM FIRST FLOOR FLAT with a PRIVATE BALCONY**** The property briefly comprises of an entrance hall, kitchen, reception room with PRIVATE BALCONY, bathroom with separate toilet, TWO GENEROUSLY SIZED BEDROOMS. ****EARLY VIEWING ADVISED**** Barnard Marcus are delighted to bring to market this well-presented and generously proportioned TWO BEDROOM FIRST FLOOR FLAT ideally situated within almost equal distances of DENMARK HILL & EAST DULWICH train stations which provide services in VICTORIA & LONDON BRIDGE. This property is situated in a sought-after area that offers a host of local amenities only minutes away, including shops, restaurants, and cafes. The location is ideal for commuters, as the train stations of East Dulwich, Denmark Hill, and Peckham Rye are located within a 10-minute drive and offer connections to Central London, the City, and beyond. The property is also in close proximity to some of the best schools in the area, making it a great choice for families with young children.





CHAMPION HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 758 SQ FT - 70.40 SQ M



FIRST FLOOR

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.

Entrance

Kitchen

12' 2" x 8' 8" (3.71m x 2.64m)

Reception Room

14' 9" x 12' 2" (4.50m x 3.71m)

Bedroom One

15' 3" x 8' 10" (4.65m x 2.69m)

Bedroom Two

13' 10" x 8' 2" (4.22m x 2.49m)



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Champion Hill, London

- TWO BEDROOM FLAT
- FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- COMMUNAL GARDENS
- BATHROOM WITH SEPARATE WC
- IDEAL FOR FIRST TIME BUYERS & INVESTORS ALIKE
- APPROXIMATELY 758 SQ. FT. OF ACCOMMODATION

Tenure: Leasehold EPC Rating: C

offers in excess of

£385,000



view this property online barnardmarcus.co.uk/Property/PKM102633

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Dec 2002. 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:
PKM102633 - 0004


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