



Grasmere Point Old Kent Road, London SE15 1DU

welcome to

Grasmere Point Old Kent Road, London

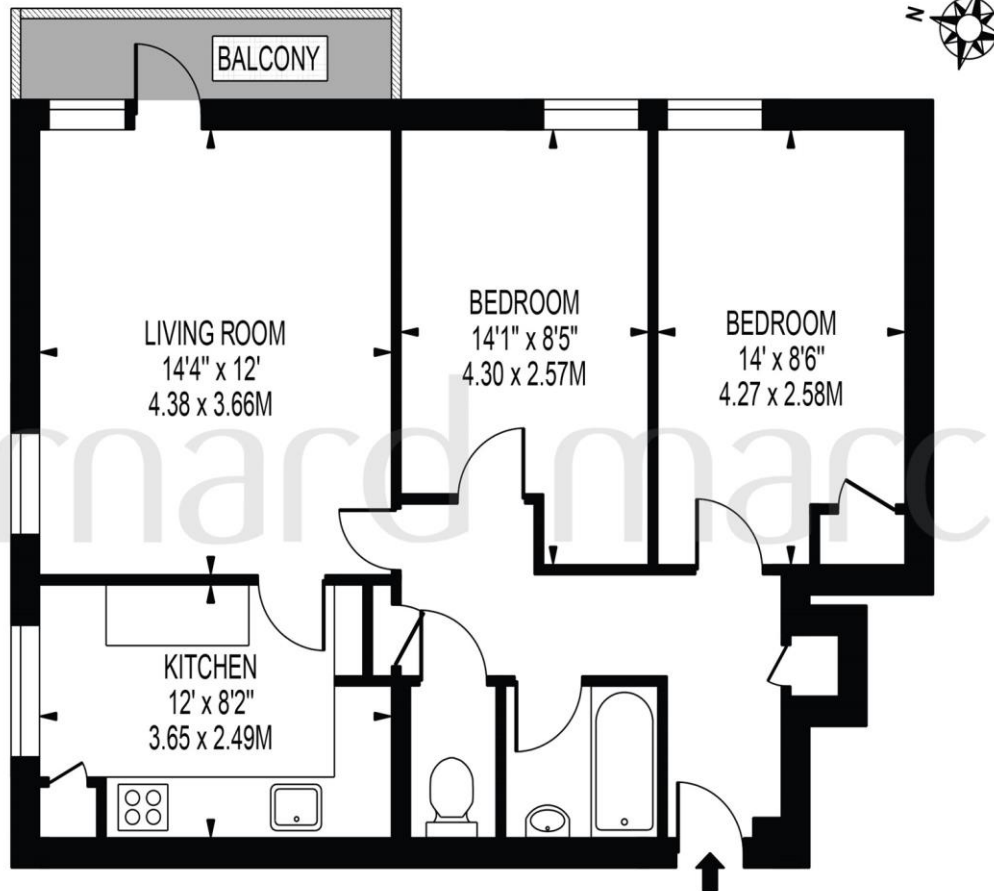
****TWO BEDROOM FLAT with STUNNING CITY VIEWS** *CASH BUYERS ONLY*** The property briefly comprises of an entrance hall, living room, PRIVATE BALCONY with STUNNING CITY VIEWS, kitchen, TWO GENEROUSLY SIZED BEDROOMS & a bathroom. ****NO ONWARD CHAIN**** Barnard Marcus are delighted to bring to market this well-proportioned TWO BEDROOM FLAT ideally situated on one of LONDON's most famous roads, the OLD KENT ROAD. The property is suitably positioned for both QUEENS ROAD PECKHAM & NEW CROSS GATE STATIONS which offer services in LONDON BRIDGE in under 10 MINUTES! Being marketed with NO ONWARD CHAIN and situated within easy reach of both Queens Road Peckham and New Cross Gate stations, this property is ideal for commuters. The local area is packed with amenities including supermarkets, shops, and restaurants. There are also excellent transport links, from buses to tube and trains, allowing easy access to the surrounding area. For those with children, popular schooling options are within a short distance of this well-located property.





GRASMERE POINT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 651 SQ FT - 60.49 SQ M



FIFTEENTH 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 Hall

Living Room

14' 4" x 12' (4.37m x 3.66m)

Balcony

Kitchen

12' x 8' 2" (3.66m x 2.49m)

Bedroom One

14' x 8' 6" (4.27m x 2.59m)

Bedroom Two

14' 1" x 8' 5" (4.29m x 2.57m)



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- TWO BEDROOM FLAT
- NO ONWARD CHAIN
- TWO GENEROUSLY SIZED BEDROOMS
- SEPARATE KITCHEN
- PRIVATE BALCONY
- STUNNING LONDON CITY VIEWS
- EWS1 FORM COMPLIANT
- SPACIOUS LIVING ROOM

Tenure: Leasehold EPC Rating: C

offers in excess of

£230,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM102476

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Nov 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
PKM102476 - 0003

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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