

# property details **approval form**

Flat 4 Heydon House, Kender Street, London, England, SE14 5JB

**Date:** 19 December 2023

**Property Ref and Version:** PKM102220 - 0002

# selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your Barnard Marcus office:** 152 Rye Lane, Peckham, LONDON, SE15 4NB

**T** 020 7635 8641 **E** peckham@barnardmarcus.co.uk

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## >> **price**

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guide price £400,000

Tenure: Leasehold

## >> **key features**

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- > THREE BEDROOMS
- > SPLIT LEVEL MAISONETTE
- > PRIVATE WEST FACING REAR GARDEN
- > AMPLE STORAGE THROUGHOUT
- > CLOSE TO LOCAL AMENITIES ON NEW CROSS ROAD
- > CLOSE TO BOTH QUEENS ROAD PECKHAM & NEW CROSS GATE STATIONS
- > IDEAL FOR FIRST TIME BUYERS & INVESTORS ALIKE
- > APPROXIMATELY 793 SQ. FT. OF ACCOMMODATION
- > EPC Rating: C

## >> **short description**

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**\*\*THREE BEDROOM split level MAISONETTE\*\***

The property briefly comprises of an entrance hall, kitchen, cloakroom, reception room, THREE GENEROUSLY SIZED BEDROOMS, bathroom & PRIVATE WEST FACING REAR GARDEN.

**\*\*EARLY VIEWING ADVISED\*\***

## >> **long description**

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Barnard Marcus are delighted to bring to market this generously sized THREE BEDROOM split level MAISONETTE ideally situated between both QUEENS ROAD PECKHAM & NEW CROSS GATE STATIONS which both provide services to major LONDON STATIONS.

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The property briefly comprises of an entrance hall, kitchen, cloakroom, reception room, THREE GENEROUSLY SIZED BEDROOMS, bathroom & PRIVATE WEST FACING REAR GARDEN.

Heydon House enjoys a prime location with easy access to various local amenities. The property benefits from being within walking distance to New Cross Gate station, offering swift connections to London Bridge and Canary Wharf. Residents can easily access nearby shops, restaurants, and green spaces for leisure and convenience. Families will appreciate the proximity to popular schools such as Haberdashers' Aske's Hatcham Temple Grove Free School and Kender Primary School, ensuring excellent educational options. With its ideal location and access to amenities, this property is sure to impress.

**>> directions**

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## >> **room description**

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### **Entrance Hall**

### **Kitchen**

9' 10" x 9' 4" ( 3.00m x 2.84m )

### **Cloakroom**

### **Reception Room**

15' 8" x 14' 1" ( 4.78m x 4.29m )

### **Bedroom One**

10' 11" x 10' ( 3.33m x 3.05m )

### **Bedroom Two**

13' 5" x 8' 4" ( 4.09m x 2.54m )

### **Bedroom Three**

10' 7" x 7' 3" ( 3.23m x 2.21m )

### **Bathroom**

### **Rear Garden**

### **Lease Information**

Lease - Approximately 91 Years Remaining

Service Charge - £1,396.80 pa

Ground Rent - £TBC

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## >> **room description**

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## >> property images



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## >> **property images**

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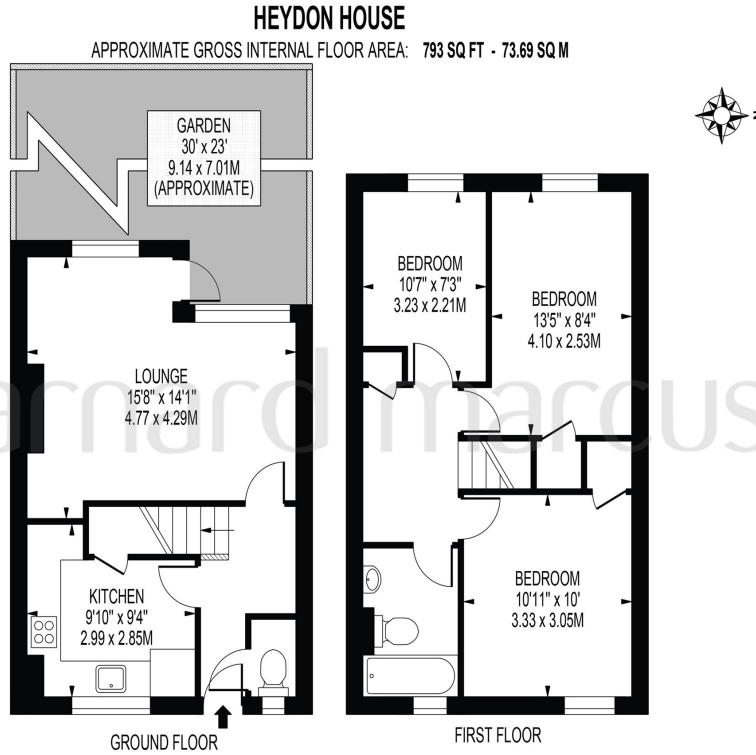
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## >> floor plan



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.

## >> approval

Signature

Date

<b>Liam Small</b>		
<b>Mr O. Tawiah</b>		

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