



barnard marcus

Hepburn House Verney Road, London SE16 3DH



welcome to
Hepburn House Verney Road, London

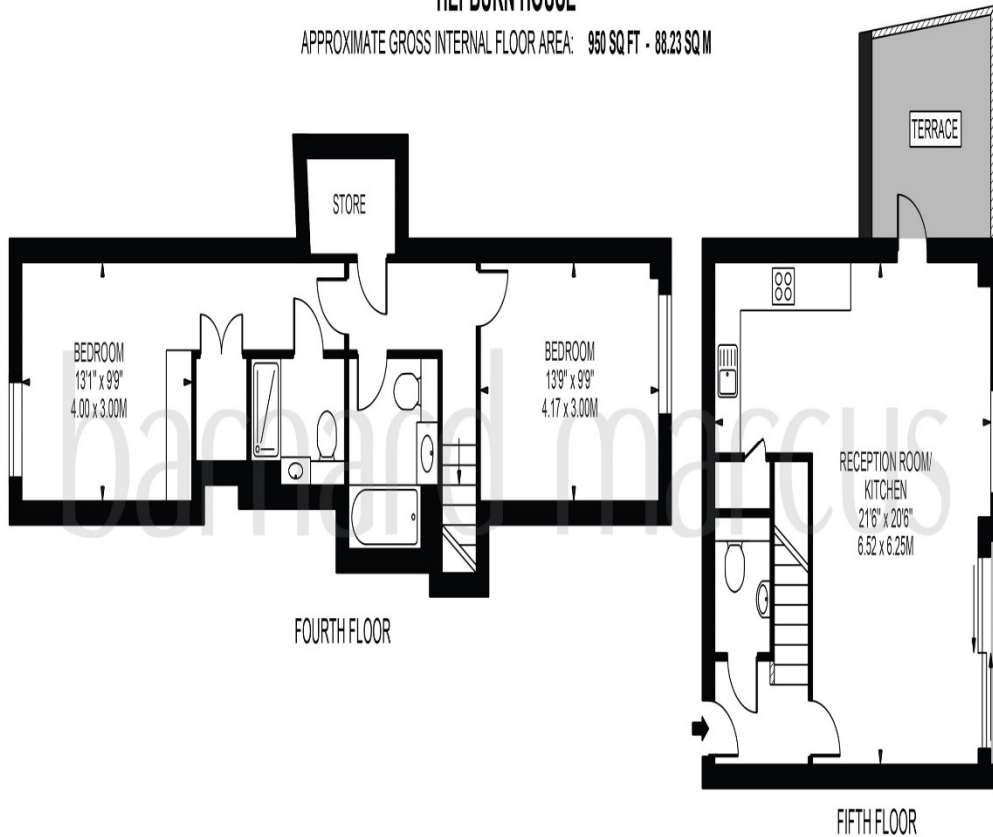
****TWO BEDROOM SPLIT LEVEL
APARTMENT****

The property briefly comprises of an entrance hall, WC, OPEN-PLAN lounge/kitchen/diner, patio door leading out to a private ROOF TERRACE, stairs leading down to TWO GENEROUSLY SIZED BEDROOMS, complete with EN-SUITE to the MASTER BEDROOM & second BATHROOM.



HEPBURN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 950 SQ FT - 88.23 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.



Entrance Hall

WC

Lounge/ Kitchen/ Diner

21' 6" x 20' 6" (6.55m x 6.25m)

Terrace

Bedroom One

13' 1" x 9' 9" (3.99m x 2.97m)

En-Suite

Bedroom Two

13' 9" x 9' 9" (4.19m x 2.97m)

Bathroom

Gym

Communal Roof Terrace

Lease Information

welcome to

Hepburn House Verney Road, London

- TWO BEDROOMS SPLIT LEVEL APARTMENT WITH PRIVATE BALCONY
- 24 HOUR CONCIERGE & RESIDENTS GYM
- SOUGHT-AFTER LOCATION
- CLOSE TO BERMONDSEY STATION & SURREY QUAYS
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM102763



Property Ref:
PKM102763 - 0009

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



020 7635 8641



peckham@barnardmarcus.co.uk



152 Rye Lane, Peckham, LONDON, SE15 4NB



barnardmarcus.co.uk