



barnard marcus

**Gatcombe House East Dulwich Estate, London SE22 8BU**

  
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**welcome to**

**Gatcombe House East Dulwich Estate, London**

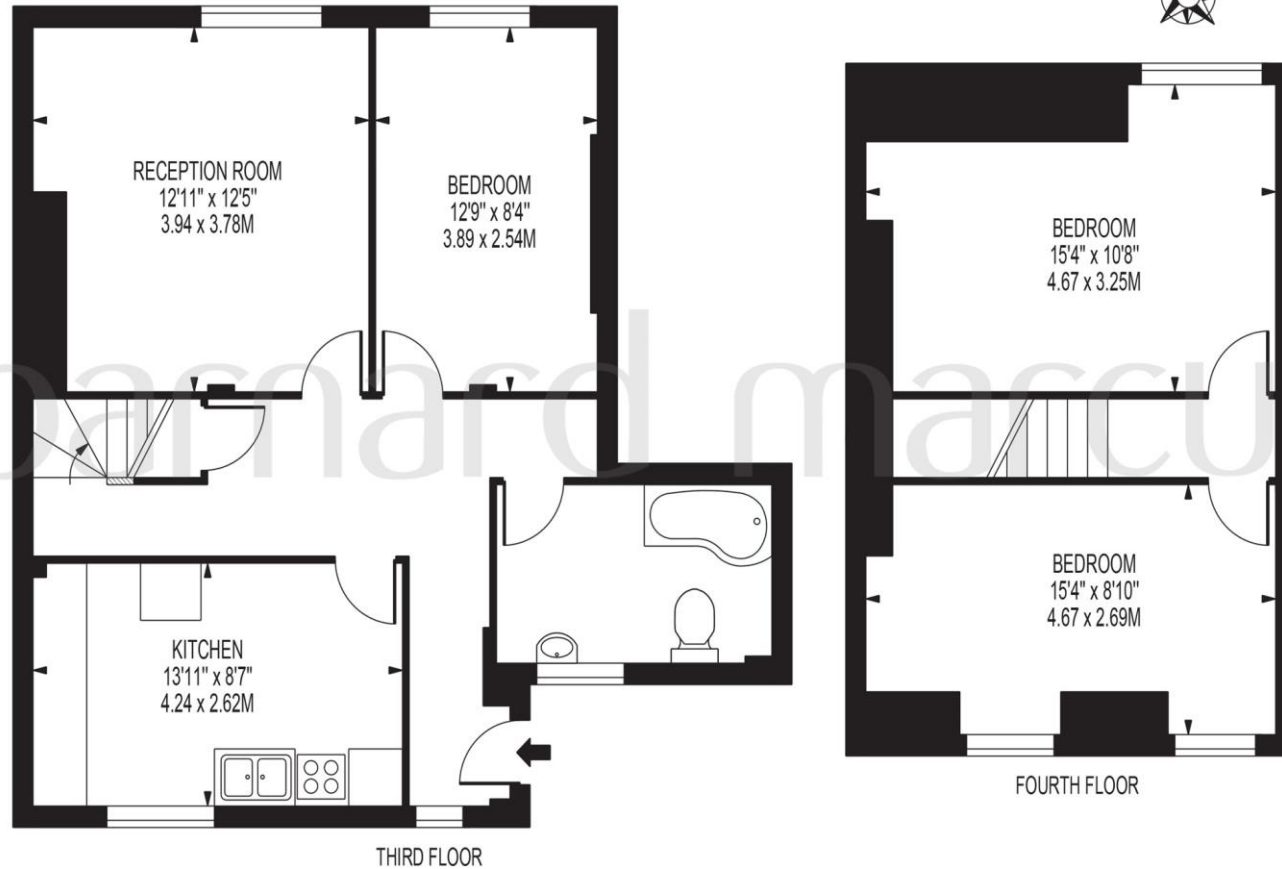
**\*\*THREE DOUBLE BEDROOM SPLIT LEVEL MAISONETTE\*\***

The property briefly comprises of an entrance hall, kitchen/diner, reception room, DOUBLE BEDROOM & bathroom on the first floor, stairs leading to the second floor which further provides access to TWO additional DOUBLE BEDROOMS.



# GATCOMBE HOUSE, DOG KENNEL HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 892 SQ FT - 82.87 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.

## Third Floor

### Entrance Hall

### Kitchen

13' 11" x 8' 7" ( 4.24m x 2.62m )

### Reception Room

12' 11" x 12' 5" ( 3.94m x 3.78m )

### Bedroom Three

12' 9" x 8' 4" ( 3.89m x 2.54m )

### Bathroom

## Fourth Floor

### Bedroom One

15' 4" x 10' 8" ( 4.67m x 3.25m )

### Bedroom Two

15' 4" x 8' 10" ( 4.67m x 2.69m )

### Lease Information

Lease - 105 Years Remaining  
Service Charge - £1,536 PA  
Ground Rent - £12 PA

welcome to

## Gatcombe House East Dulwich Estate, London

- THREE DOUBLE BEDROOMS
- SPLIT LEVEL MAISONETTE
- RECEPTION ROOM & SEPARATE KITCHEN
- CLOSE TO EAST DULWICH STATION
- IDEAL FOR FIRST TIME BUYERS & INVESTORS ALIKE

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/PKM102759](https://barnardmarcus.co.uk/Property/PKM102759)



Property Ref:  
PKM102759 - 0002

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.

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