



Austins Court Peckham Rye, London SE15 3NR



welcome to

Austins Court Peckham Rye, London

****THREE BEDROOM TOWN HOUSE****

The property briefly comprises of an entrance hall, OPEN-PLAN lounge-diner, separate kitchen, THREE BEDROOMS, FOUR-PIECE BATHROOM SUITE with DEEP SOAKING JAPANESE BATH, LARGE INTEGRATED GARAGE/WORKSHOP & access to a GATED PRIVATE COMMUNAL GARDEN.

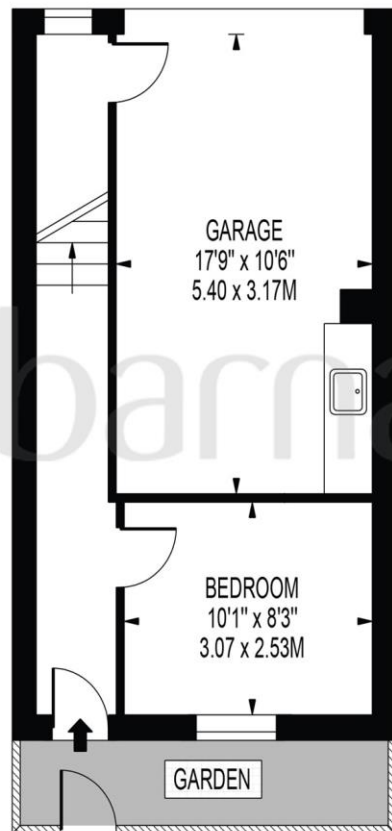


AUSTINS COURT

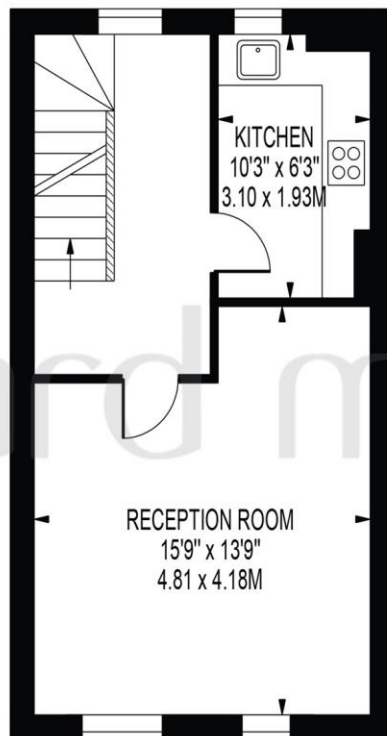
APPROXIMATE GROSS INTERNAL FLOOR AREA: 897 SQ FT - 83.36 SQ M

(EXCLUDING GARAGE)

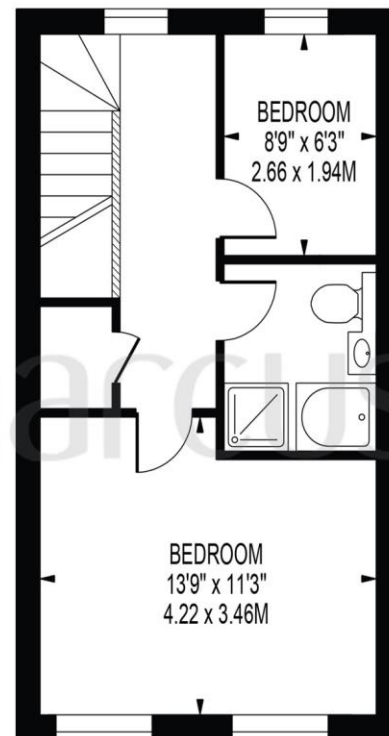
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 186 SQ FT - 17.28 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND 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.

Ground Floor

Entrance Hall

Bedroom Two

10' 1" x 8' 3" (3.07m x 2.51m)

Garage/ Workshop

17' 9" x 10' 6" (5.41m x 3.20m)

First Floor

Reception Room

15' 9" x 13' 9" (4.80m x 4.19m)

Kitchen

10' 3" x 6' 3" (3.12m x 1.91m)

Second Floor

Bedroom One

13' 9" x 11' 3" (4.19m x 3.43m)

Bathroom

Bedroom Three

8' 9" x 6' 3" (2.67m x 1.91m)

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Austins Court Peckham Rye, London

- THREE BEDROOMS
- THREE STOREY HOME
- PRIVATE GATED COMMUNAL REAR GARDENS
- LARGE INTEGRATED GARAGE/WORKSHOP
- CLOSE TO PECKHAM RYE STATION

Tenure: Freehold EPC Rating: C

£700,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM102827



Property Ref:
PKM102827 - 0004

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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