

property details **approval form**

35d Trafalgar Avenue, London, England, SE15 6NP

Date: 06 November 2024

Property Ref and Version: PKM102909 - 0010

selling your home with us!



>> **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**

offers in excess of £385,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Jul 2001.

>> **key features**

- > ONE BEDROOM TOP FLOOR FLAT
- > LEASEHOLD
- > GRADE II LISTED BUILDING
- > CONSERVATION AREA
- > ACCESS TO AN 80FT SHARED REAR GARDEN
- > IDYLICALLY LOCATED ADJACENT TO BURGESS PARK
- > VARIOUS TRAVEL OPTIONS FOR INNER CITY TRAVEL
- > APPROXIMATELY 940 SQ FT. OF ACCOMMODATION - *including Loft Space
- > EPC Rating: E

>> **short description**

GUIDE PRICE OF 385k - 400k

****ONE BEDROOM TOP FLOOR SPLIT LEVEL FLAT****

This property is briefly comprised of ONE BEDROOM, LIVING ROOM, KITCHEN, and BATHROOM

****NO ONWARD CHAIN****

>> **long description**

****ONE BEDROOM TOP FLOOR SPLIT LEVEL FLAT - WITH NO ONWARD CHAIN****

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We at Barnard Marcus Peckham are proud to present this delightful split level one bedroom flat.

This property is briefly comprised of ONE BEDROOM, LIVING ROOM, KITCHEN, BATHROOM and access to a LOFT SPACE.

Residents of Trafalgar Square can benefit from the wide variety of local amenities that are within 10 minutes' walk of this property, noting popular high street names and other local hotspots. Additionally, the flat's idyllic location opposite the notable Burgess Park, offers a peaceful retreat for leisurely walks and outdoor activities. Commuting is made convenient with the available public transport links on both the Old Kent Road & nearby stations at Elephant & Castle, London Bridge & South Bermondsey which all provide services into the city & beyond whether you prefer the Tube, bus, or a pleasant walk, there are convenient options for your daily commute or exploring the city.

>> **directions**

>> **Agent Note**

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>> **room description**

Entrance Hall

Kitchen

11' 11" x 4' 8" (3.63m x 1.42m)

Living Room

14' 6" x 9' 3" (4.42m x 2.82m)

Bathroom

Bedroom

14' 4" x 7' 7" (4.37m x 2.31m)

Loft

16' 11" x 17' (5.16m x 5.18m)

Lease Information

Lease - 102 Years Remaining

Service Charge - £800 pa

Ground Rent - £10 pa

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>> **property images**



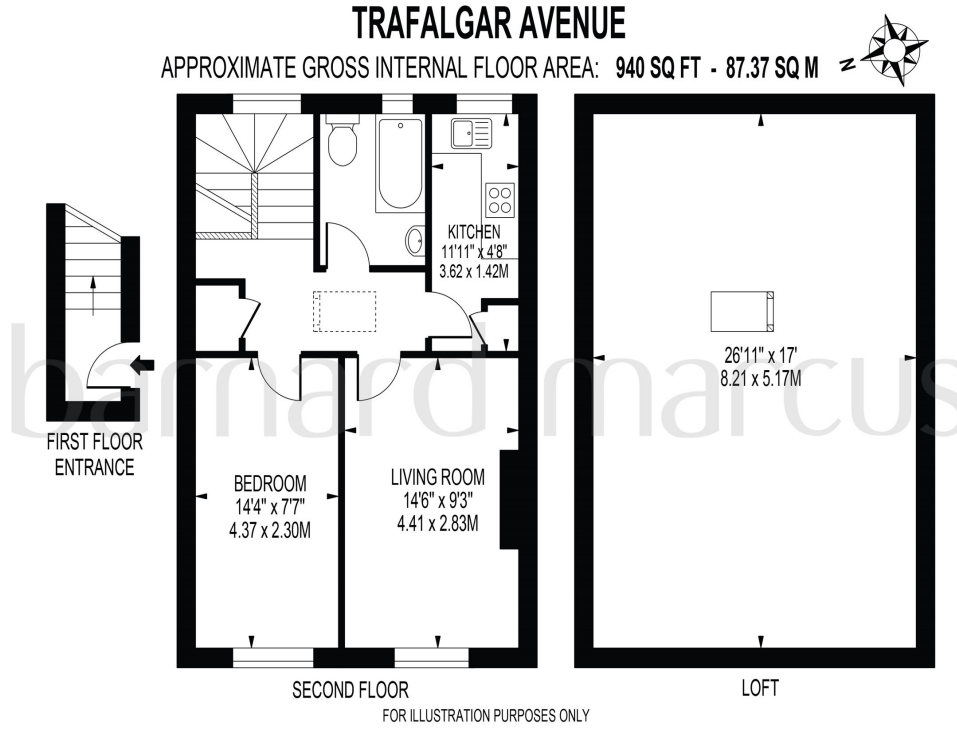
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>> floor plan



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
Liam Small	L. Small	06/11/2024
Ms V.D. Welsh		

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