



Penny Black Court Carlton Grove, London SE15 2UE

welcome to

Penny Black Court Carlton Grove, London

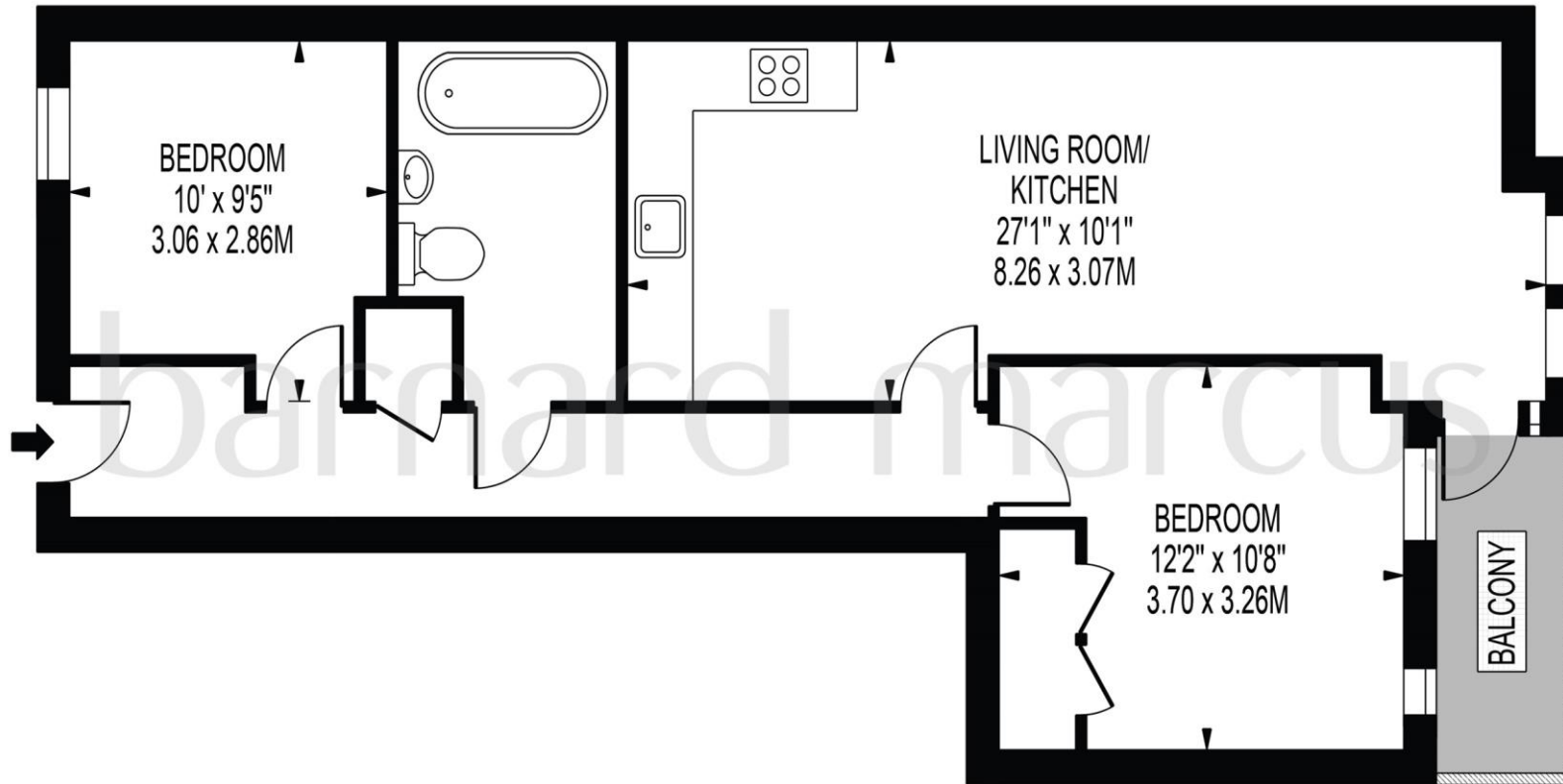
****TWO-BEDROOM fourth floor APARTMENT with PRIVATE south-facing BALCONY****

The property briefly comprises of an entrance hall, bathroom TWO GENEROUSLY SIZED BEDROOMS, OPEN-PLAN LIVING ROOM/ KITCHEN, PRIVATE SOUTH-FACING BALCONY.



PENNY BLACK COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 656 SQ FT - 60.63 SQ M



FOURTH 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.

Entrance Hall

Living Room/ Kitchen

27' 1" x 10' 1" (8.26m x 3.07m)

Balcony

Bedroom One

12' 2" x 10' 8" (3.71m x 3.25m)

Bedroom Two

10' x 9' 5" (3.05m x 2.87m)

Bathroom

Leasehold Information

Remaining Lease - 117 Years
Service Charge - £1,780.46 pa
Ground Rent - £300 pa
NHBC - 1 Year Remaining

Agents Note

There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch.

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- TWO BEDROOM
- FOURTH FLOOR APARTMENT
- LIFT ACCESS
- CLOSE TO LOCAL AMENITIES
- CLOSE TO QUEENS ROAD STATION

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM103118



Property Ref:
PKM103118 - 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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barnard marcus



020 7635 8641



peckham@barnardmarcus.co.uk



152 Rye Lane, Peckham, LONDON, SE15 4NB



barnardmarcus.co.uk