



barnardmarcus

Choumert Road, London SE15 4AA

welcome to

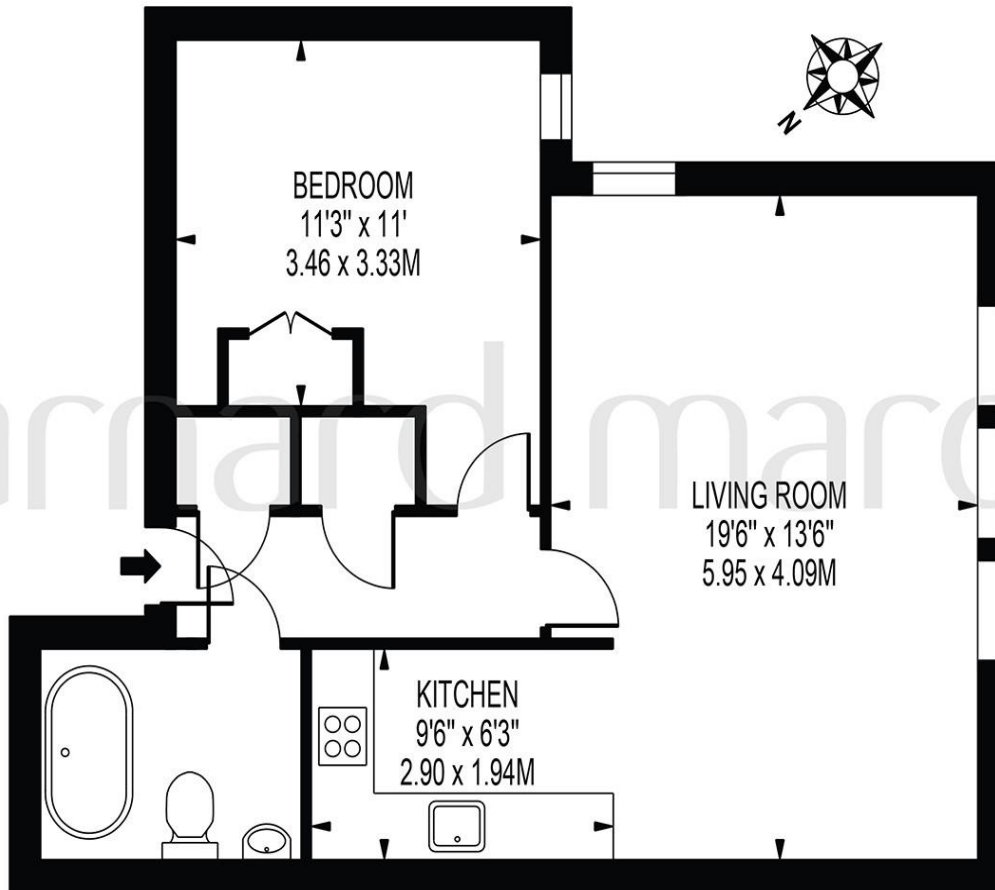
Choumert Road, London

Combining modern comfort with a prime location, this stylish property is an excellent choice for first-time buyers, young professionals, or savvy investors looking to embrace the dynamic SE15 lifestyle. Barnard Marcus Peckham is thrilled to offer this superb one-bedroom flat, perfectly positioned on the ever-popular Choumert Road in the vibrant heart of Peckham. Combining modern comfort with a prime location, this stylish property is an excellent choice for first-time buyers, young professionals, or savvy investors looking to embrace the dynamic SE15 lifestyle. Choumert Road places you at the epicentre of Peckham's thriving scene, just moments from the trendy cafes, artisanal bakeries, and bustling bars of Bellenden Road and Rye Lane. The nearby Peckham Rye Park provides a green escape, while excellent transport links via Peckham Rye station (Overground and National Rail) ensure swift connections to London Bridge, Victoria, and beyond. Would be perfect for working professionals, first time buyers and investors alike!



CHOUMERT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 577 SQ FT - 53.57 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

Living Room

19' 6" x 13' 6" (5.94m x 4.11m)

Kitchen

9' 6" x 6' 3" (2.90m x 1.91m)

Bedroom

11' 3" x 11' (3.43m x 3.35m)

Bathroom

Lease Information

welcome to

Choumert Road, London

- ONE BEDROOM FLAT
- LEASEHOLD
- NO ONWARD CHAIN
- PARKING INCLUDED
- IN CLOSE PROXIMITY TO THE REKNOWN BELLENDEN ROAD
- CLOSE TO LOCAL AMENITIES NOTING POPULAR PECKHAM EATERIES AND SHOPS
- CLOSE TO PECKHAM RYE STATION
- APPROX 577 SQ FT OF ACCOMODATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM102984



Property Ref:
PKM102984 - 0007

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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