



Norlem Court Pell Street, London SE8 5EN

welcome to

Norlem Court Pell Street, London

****IMMACULATELY PRESENTED TWO BEDROOM APARTMENT****

A 2-Bedroom apartment located in the sought-after Norlem Court, offering a perfect combination of modern living and urban convenience. This property is ideal for those seeking a well-connected and amenity-rich lifestyle.

Entrance Hall

Reception Room/ Kitchen

24' x 14' 6" (7.32m x 4.42m)

Balcony

Bedroom One

16' 2" x 12' 6" (4.93m x 3.81m)

En-Suite

Bedroom Two

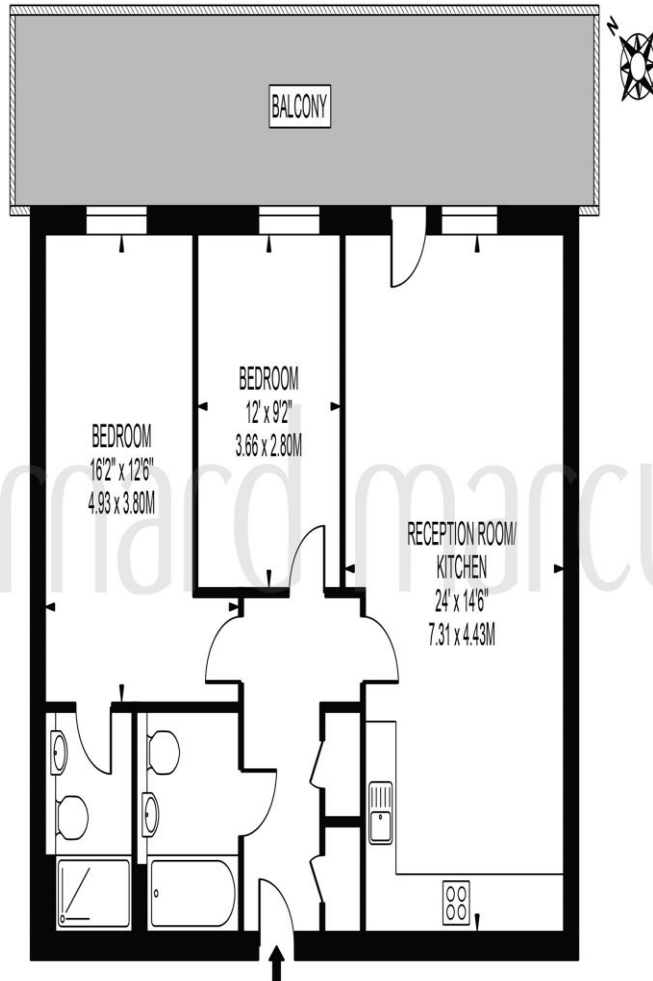
12' x 9' 2" (3.66m x 2.79m)

Bathroom

Leasehold Information

NORLEM COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 806 SQ FT - 74.89 SQ M



FIRST 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.
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London

- TWO DOUBLE BEDROOMS
- IMMACULATELY PRESENTED THROUGHOUT
- READY TO MOVE IN
- IDEAL FOR FIRST TIME BUYERS & WORKING PROFESSIONALS
- UNDERFLOOR HEATING THROUGHOUT

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 314.00

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 21 Dec 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£575,000



view this property online barnardmarcus.co.uk/Property/PKM103282



Property Ref:
PKM103282 - 0006

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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