



Pennethorne Road, London SE15 5TH

welcome to

Pennethorne Road, London

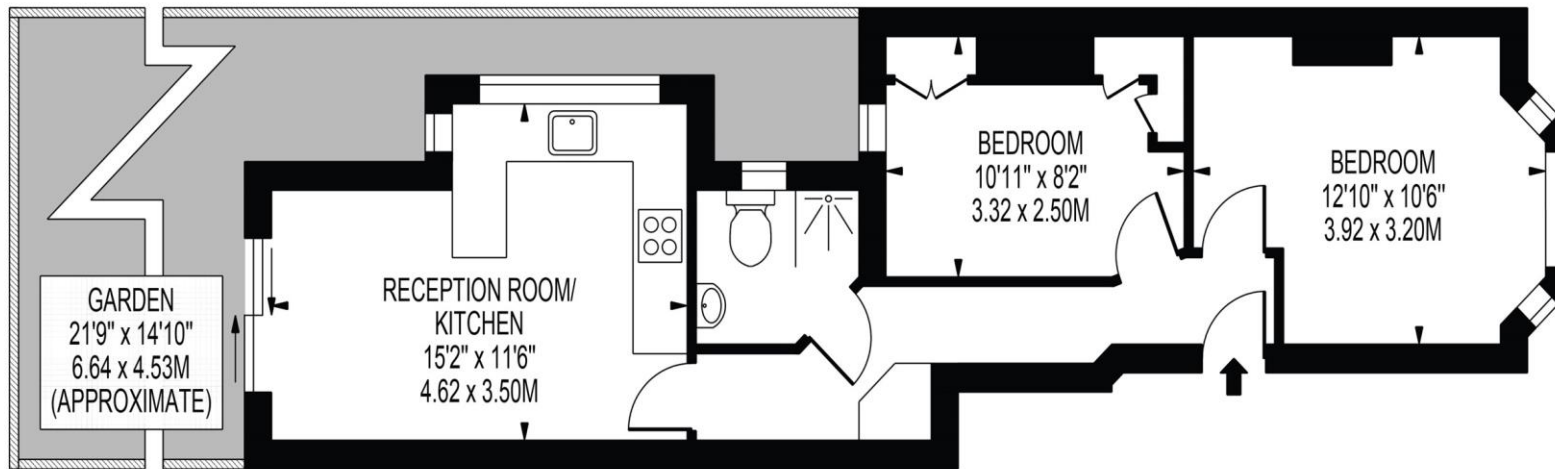
The property briefly comprises of TWO generously sized BEDROOMS, bathroom, OPEN-PLAN reception room/kitchen & PRIVATE south-facing REAR GARDEN. Barnard Marcus are delighted to bring to market this well-presented TWO BEDROOM south-facing GARDEN FLAT ideally situated within SHORT DISTANCE of both QUEENS ROAD PECKHAM & RYE LANE STATIONS. The property briefly comprises of TWO generously sized BEDROOMS, bathroom, OPEN-PLAN reception room/kitchen & PRIVATE south-facing REAR GARDEN. The property is conveniently located for easy access to a variety of amenities, including supermarkets, restaurants, cafes, and green spaces. residents of the property can enjoy a short stroll to the Old Kent Road and access a range of high street shops. The property is also within a short distance of both Peckham Rye, Queens Road Peckham and Denmark Hill Stations, providing quick and easy access to London Victoria, London Bridge & Shoreditch in under 20 minutes!



For families with children, the location of the property offers easy access to excellent schooling options. Local primary schools include Lyndhurst Primary School and St. John's and St. Clement's Church of England Primary School, with the popular Harris Academy Peckham for secondary education. Overall, Pennethorne Road offers an excellent opportunity to acquire a stylish and practical apartment in a highly sought-after location with great transport links and access to all local amenities and schools.

PENNETHORNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 469 SQ FT - 43.57 SQ M



GROUND 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

Bedroom One

12' 10" x 10' 6" (3.91m x 3.20m)

Bedroom Two

10' 11" x 8' 2" (3.33m x 2.49m)

Bathroom

Reception Room/ Kitchen

15' 2" x 11' 6" (4.62m x 3.51m)

Rear Garden

21' 9" x 14' 10" (6.63m x 4.52m)

Lease Information

Lease - 100 Years Remaining

Service Charge - £

Ground Rent - £10 pa

welcome to

Pennethorne Road, London

- TWO BEDROOMS
- GROUND FLOOR GARDEN FLAT
- IDEAL FIRST-TIME BUYER HOME
- LEASEHOLD
- PRIVATE SOUTH-FACING REAR GARDEN

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM102377



Property Ref:
PKM102377 - 0008

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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