



barnard marcus

Woods Road, London SE15 2PX

welcome to Woods Road, London

- HIGH SPEC FINISH, MODERN BUILD
- IMMACULATELY PRESENTED
- SOUTH-FACING BALCONY WITH PARK VIEWS AND SEATING SPACE
- OPEN-PLAN LIVING WITH PLENTY OF NATURAL LIGHT, PLUS BUILT-IN STORAGE
- SPACIOUS DOUBLE BEDROOM WITH BUILT-IN WARDROBES

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 2000.00
Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 250 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.

£400,000

****Park-View ONE-BEDROOM APARTMENT with BALCONY - Easy Access to Central London****

Why this home stands out:

More than just a one-bedroom - a smart investment in lifestyle and location, with rare green views and quick access to central London. Homes like this don't come up often in Peckham.



Entrance Hall

Utility

Reception Room

18' 8" x 11' 5" (5.69m x 3.48m)

Kitchen

7' 9" x 7' 6" (2.36m x 2.29m)

Balcony

Bedroom One

12' 4" x 10' 9" (3.76m x 3.28m)

Bathroom

view this property online barnardmarcus.co.uk/Property/PKM101330



Property Ref:
PKM101330 - 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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