



Holmes Close, London SE22 9AR

welcome to

Holmes Close, London

****STUNNING 3-BEDROOM END-TERRACETOWNHOUSE with NO ONWARD CHAIN****

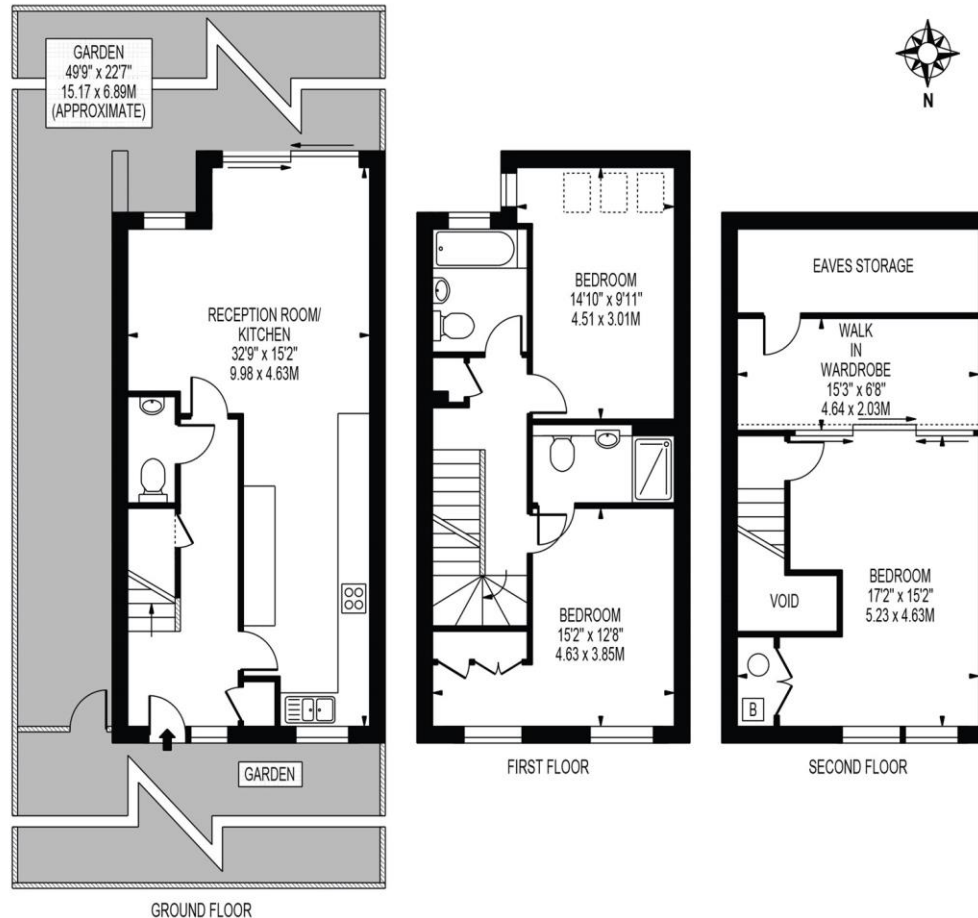
The property briefly comprises of an entrance hall, OPEN PLAN reception/lounge, cloakroom, SOUTH-FACING REAR GARDEN, THREE GENEROUSLY



HOLMES CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1362 SQ FT - 126.50 SQ M
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING VOID)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 178 SQ FT - 16.56 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.

Ground Floor

Entrance Hall

Reception Room/ Kitchen

32' 9" x 15' 2" (9.98m x 4.62m)

Cloakroom

First Floor

Bedroom Three

14' 10" x 9' 11" (4.52m x 3.02m)

Bedroom Two

15' 2" x 12' 8" (4.62m x 3.86m)

Bathroom

Second Floor

Bedroom One

17' 2" x 15' 2" (5.23m x 4.62m)

Walk-In-Wardrobe

Rear Garden

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Holmes Close, London

- THREE BEDROOM END-TERRACE TOWNHOUSE
- PRIVATE SOUTH-FACING REAR GARDEN with SIDE ACCESS
- PRIVATE GATED COMMUNITY
- WITHIN CATCHMENT AREA FOR EXCELLENT SCHOOLING
- ALLOCATED OFF-STREET PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£950,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM103233



Property Ref:
PKM103233 - 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.

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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