



barnard marcus

New James Court Nunhead Lane, London SE15 3TT



welcome to New James Court Nunhead Lane, London

- TWO BEDROOMS
- SPLIT LEVEL MAISONETTE
- CLOSE TO PECKHAM RYE & NUNHEAD STATIONS
- IDEAL FOR FIRST TIME BUYERS & INVESTORS ALIKE
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 2000.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Jun 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000

****TWO BEDROOM SPLIT LEVEL MAISONETTE - marketed with NO ONWARD CHAIN****

The property briefly comprises of an entrance hall, kitchen, lounge, PRIVATE BALCONY, TWO GENEROUSLY SIZED BEDROOMS & bathroom.



Entrance Hall

Kitchen

11' 1" x 8' 9" (3.38m x 2.67m)

Lounge

14' 11" x 11' (4.55m x 3.35m)

Balcony

Bedroom One

14' 11" x 12' 5" (4.55m x 3.78m)

Bedroom Two

13' 9" x 8' 10" (4.19m x 2.69m)

Bathroom

view this property online barnardmarcus.co.uk/Property/PKM103544



Property Ref:
PKM103544 - 0002

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.



barnard marcus



020 7635 8641



peckham@barnardmarcus.co.uk



152 Rye Lane, Peckham, LONDON, SE15 4NB



barnardmarcus.co.uk