



Denham Court Kirkdale, London SE26 4BE

welcome to
Denham Court Kirkdale, London

Barnard Marcus are proud to present to the market this highly practical and centrally located purpose built apartment, which is situated in the desirable Upper Sydenham, and is offered to the market with no onward chain.

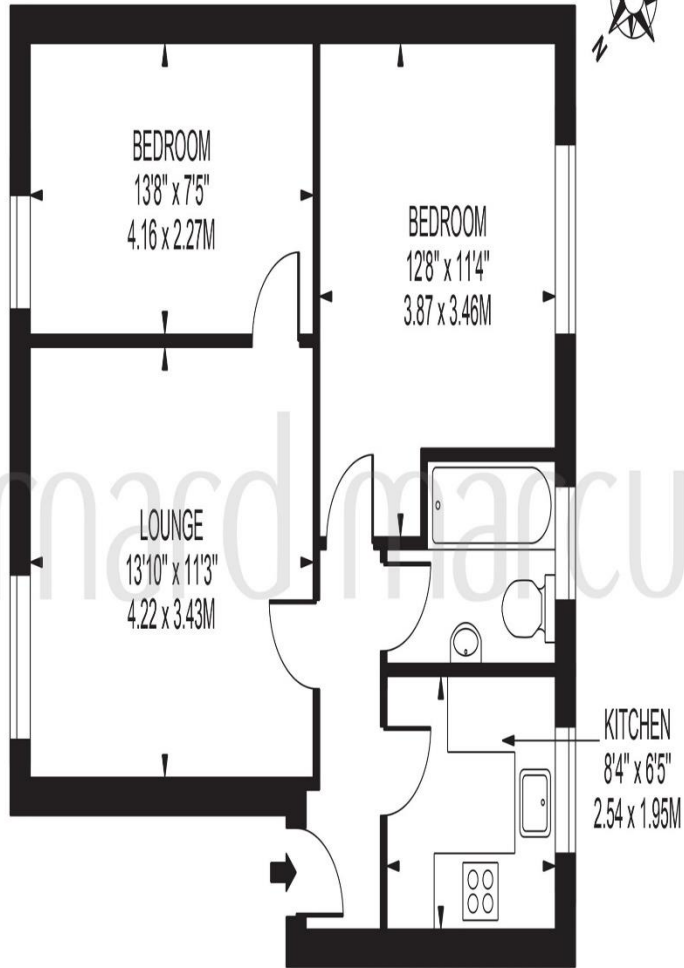
The accommodation offers over 535 sq.ft of internal floor space, all set on the top floor of this 1930's purpose built building. The accommodation comprises a large master bedroom that overlooks the rear communal gardens, a separate fully fitted kitchen, a well-proportioned bathroom, a second bedroom just off the lounge (ideal for a study or guest bedroom), and a stunning yet spacious front reception room.

Sydenham Station is a 9 minute walk away boasting superb links into London Bridge and West Croydon. Sydenham Station also serves the highly rated Overground Line calling in at stations such as Dalston Junction and Highbury & Islington via Shoreditch. Both Sydenham and Forest Hill High Streets are within walking distance and offer a full range of trendy boutiques, bistros and bars as well as your everyday essential stores.



DENHAM COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 535 SQ FT - 49.68 SQ M



THIRD 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.



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- 2 Double Bedrooms
- Private Unit of Storage
- Communal Garden Space
- Top Floor Flat
- Period Block
- Close to Transport Links

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Dec 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SYD102667



Property Ref:
SYD102667 - 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



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