



barnard marcus

**Purbeck Gardens, LONDON SE26 5FE**

welcome to

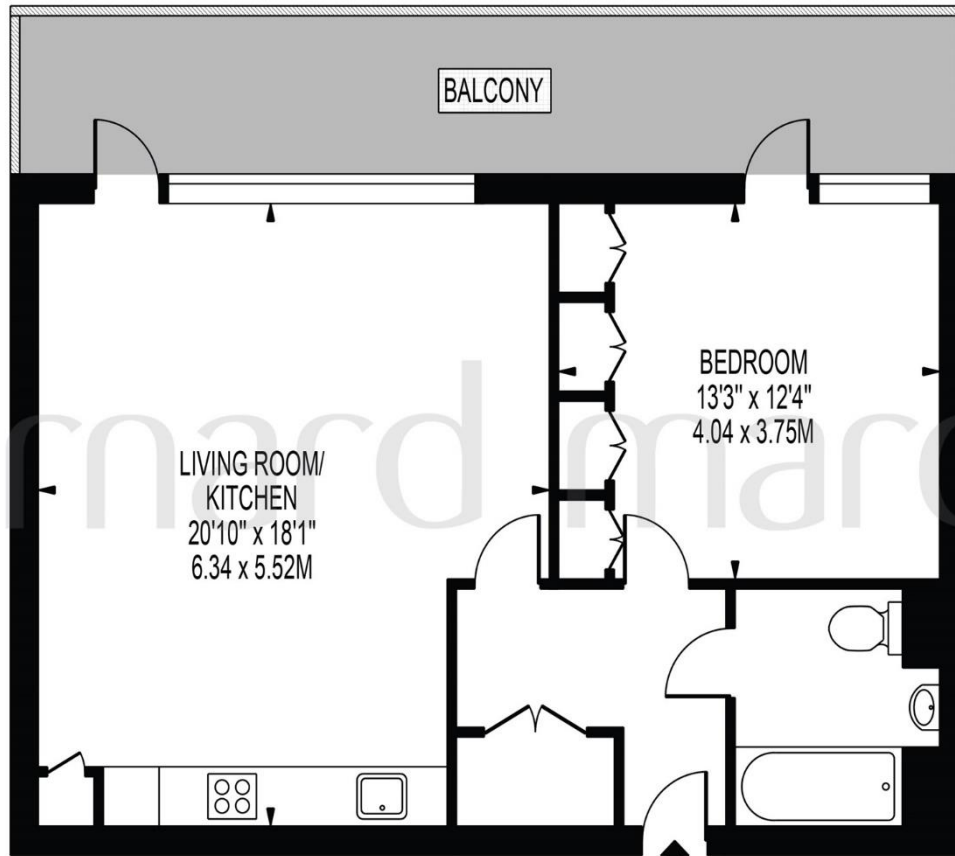
## Purbeck Gardens, LONDON

We suggest scheduling a viewing for this impressive top floor apartment situated just moments away from Lower Sydenham Railway Station. The property boasts a spacious 656 sq ft living area, a generous 30 ft private balcony, an allocated parking space, \*\*\*NO ONWARD CHAIN\*\*\* Welcome to this exquisite top floor 1-bedroom apartment, ideally situated just a stone's throw away from Lower Sydenham railway station. Boasting a generous total of 656 sq ft, this residence stands out for its spacious layout, offering unparalleled comfort and luxury. The heart of the home lies within the bright and airy reception room, seamlessly integrated with an open-plan kitchen. Adorned with large furniture, the living area provides direct access to a stunning 30 ft balcony, creating a perfect space for relaxation and al fresco dining. The well-appointed kitchen features fitted Bosch appliances, ensuring both style and functionality. The stylish family bathroom, fully tiled and equipped with an overhead shower unit and modern vanity sink, adds a touch of elegance to daily routines. The master bedroom, a genuine double, boasts built-in wardrobes, providing ample storage solutions. This apartment epitomizes modern living at its finest, offering a harmonious blend of space, comfort, and sophistication. Further benefits include an underground allocated parking space. Location: Ideal for commuters, you are literally moments away from the Platform of Lower Sydenham Railway Station, connecting you directly to London Bridge in only 18 minutes and London Waterloo is 23 minutes. Having undergone much redevelopment, the immediate area also offers many amenities and outstanding education with a plethora of well-regarded schools within 1 mile.



# PURBECK GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 656 SQ FT - 60.92 SQ M



FIFTH 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.



welcome to

## Purbeck Gardens, LONDON

- Large 1 Bedroom Apartment
- 0.1 Miles to Lower Sydenham Railway Station
- Stunning 30 ft Balcony
- Allocated Parking Space
- No Onward Chain

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Nov 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£425,000**



**view this property online** [barnardmarcus.co.uk/Property/SYD102760](https://barnardmarcus.co.uk/Property/SYD102760)

Please note the marker reflects the postcode not the actual property



Property Ref:  
SYD102760 - 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



**020 8776 9384**



[sydenham@barnardmarcus.co.uk](mailto:sydenham@barnardmarcus.co.uk)



13 Sydenham Road, LONDON, SE26 5EX



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**