



**Sherborne Court Elmers End Road, LONDON SE20 7SL**



**welcome to**

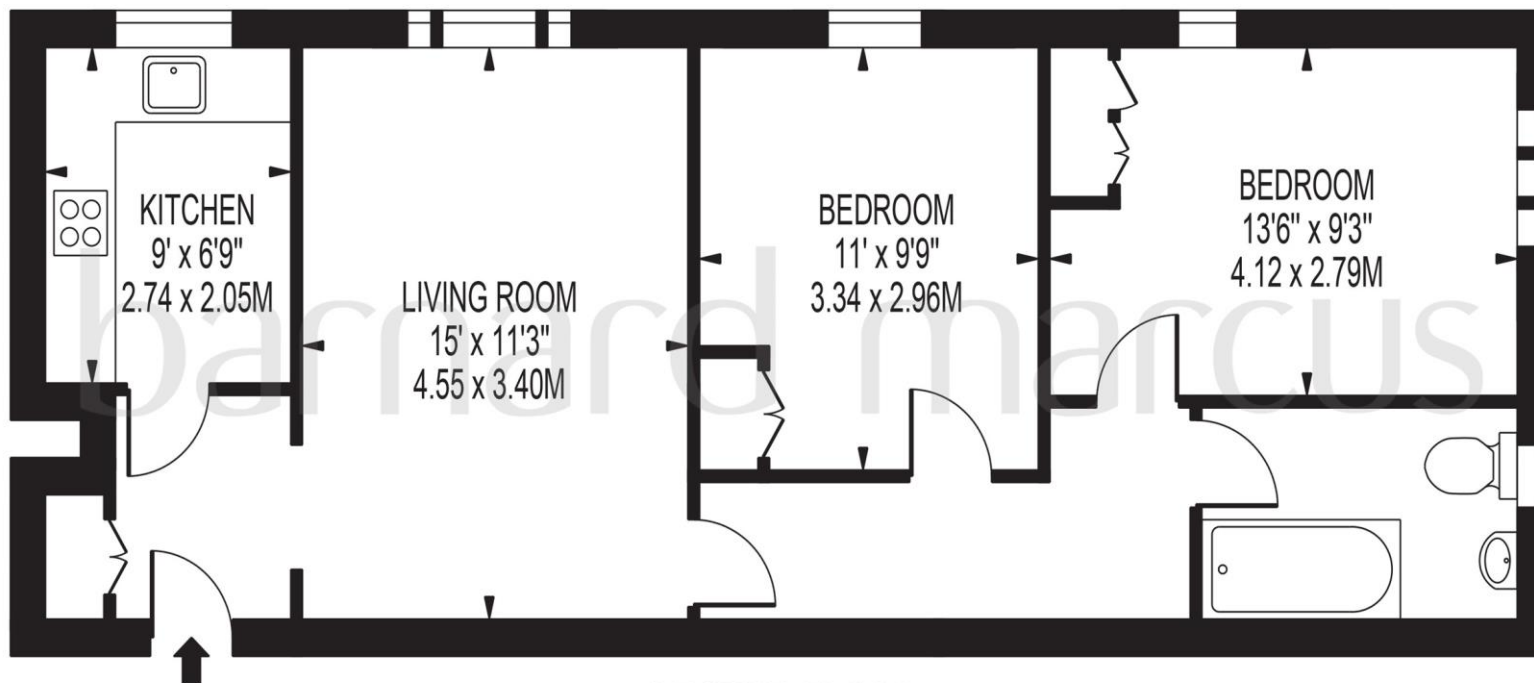
## **Sherborne Court Elmers End Road, LONDON**

\*\*\*No Onward Chain\*\*\* A well presented two bedroom ground floor apartment boasting 618 sq ft of spacious living accommodation. Benefits include share of freehold, ample storage and communal parking. Immediate Inspection highly recommended. This charming 2 bedroom ground floor apartments forms part of a well serviced block and boasts 617 sq ft of well-appointed living space - ideal for comfortable living. The accommodation features an inviting entrance hallway complete with a convenient storage cupboard. The separate fitted kitchen offers ample cupboards and space for a fridge/freezer, while the spacious living room provides ample space for relaxation and entertainment. Both generous bedrooms come with ample space for wardrobes. The modern family bathroom is finished with a contemporary white suite. Elmers End road is conveniently located close to a variety of shops and supermarkets, whilst also being equidistant from both Birbeck and Anerley railway station - providing links direct to London Bridge, London Victoria and many other locations across London. For those searching for Green Spaces, South Norwood Country Park is located at the bottom of Elmers End Road - perfect for leisurely walks and popular parks. Further benefits include a share of freehold with generous lease, the service charge also includes Hot Water, Central Heating and buildings insurance!



# SHERBORNE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 618 SQ FT - 57.42 SQ M



## GROUND 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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## **Sherborne Court Elmers End Road, LONDON**

- 2 Bedrooms
- Ground floor Apartment
- No Onward Chain
- Spacious accommodation
- Parking
- 0.3 Miles from railway station

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£300,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SYD102765](https://barnardmarcus.co.uk/Property/SYD102765)



Property Ref:  
SYD102765 - 0006

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.

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