



**Denham Court Kirkdale, LONDON SE26 4BE**





**welcome to**  
**Denham Court Kirkdale, LONDON**

**\*\*TWO BEDROOM GROUND FLOOR FLAT\*\***  
with **\*\*EN-BLOC GARAGE\*\***

The property briefly comprises of an entrance hall, kitchen, reception room, TWO GENEROUSLY SIZED BEDROOMS, bathroom, COMMUNAL GARDENS & EN-BLOC GARAGE.

**\*\*NO ONWARD CHAIN\*\***

Barnard Marcus are delighted to bring to market this well-presented and generously proportioned TWO BED GROUND FLOOR FLAT with NO ONWARD CHAIN, benefits from an EN-BLOC GARAGE and is ideally situated within short distances of both SYDENHAM & FOREST HILL STATIONS which provide services to WHITECHAPEL in UNDER 30 MINUTES!

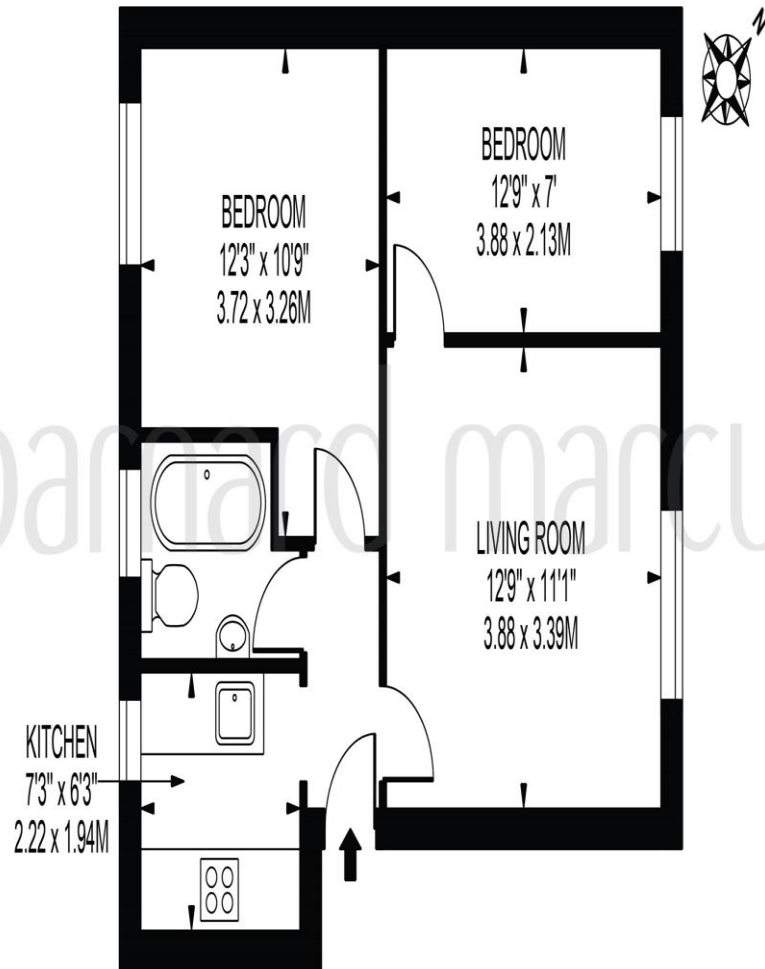
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Nestled in a charming neighbourhood, you'll find a plethora of amenities at your doorstep, including quaint cafes, local shops, and green spaces for leisurely strolls. Families will appreciate the proximity to esteemed schools, fostering a nurturing environment for young learners. Commuting is a breeze with the convenience of nearby train stations, providing easy access to the heart of the city and beyond. Whether you're seeking a peaceful retreat or a dynamic urban lifestyle, this area offers the perfect blend of convenience and community.



# DENHAM COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 455 SQ FT - 42.30 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.



## Entrance Hall

## Living Room

12' 9" x 11' 1" ( 3.89m x 3.38m )

## Bedroom One

12' 3" x 10' 9" ( 3.73m x 3.28m )

## Bedroom Two

12' 9" x 7' ( 3.89m x 2.13m )

## Kitchen

7' 3" x 6' 3" ( 2.21m x 1.91m )

## Communal Gardens

## Garage

## Lease Information

Lease - 142 Years Remaining

Service Charge - £2,181.72 PA

Ground Rent - £0 PA

Buildings Insurance - £186.63 PA (\*included in Service Charge)

welcome to

## Denham Court Kirkdale, LONDON

- TWO BEDROOM
- GROUND FLOOR FLAT
- LEASEHOLD
- NO ONWARD CHAIN
- WELL-PRESENTED THROUGHOUT
- EN-BLOC GARAGE
- COMMUNAL GARDENS
- 455 SQ.FT OF ACCOMMODATION

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1977. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£350,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SYD102804](https://barnardmarcus.co.uk/Property/SYD102804)



Property Ref:  
SYD102804 - 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



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