



Oldman Court Marvels Lane, London SE12 9PY

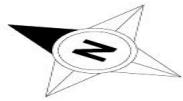

barnard
marcus

welcome to

Oldman Court Marvels Lane, London

Charming and well presented 2 double bedroom flat in a beautiful converted Victorian building. Barnard Marcus are excited to bring to market this charming and well-presented two double bedroom second floor flat set over nearly 600sq. ft. of accommodation and positioned within a 19th century victorian building which is heaped in history with the most beautiful exterior. Features: Two double bedrooms, Living /dining room with Juliet balcony offering a fantastic view, Separate kitchen, New boiler installed in 2022, with valid warranty, All kitchen appliances included (fridge/freezer, 2020 oven, microwave, washing machine) Large family bathroom, Each room is flooded with natural light, Double glazed windows and ample storage space including a coat closet in the entrance hall, allocated parking space. This property would make an ideal purchase for first time buyers or buy to let investors. Transport: It is ideally situated within approximately 0.6 miles from London Zone 4 Grove Park Station which offers direct links into London Bridge, Blackfriars, Charing Cross & Cannon Street in as little as 14 minutes in addition to many bus routes. Shops: Sainsbury's Local & Tesco's Express nearby and Bannatyne Health Club one minute away. Blackheath Village, with its chic boutiques and award winning restaurants, is an approximate 2.4 mile drive/cycle north, while the contemporary Bromley town centre is approximately just 2.7 miles. ** 163 Years Remaining on Lease**

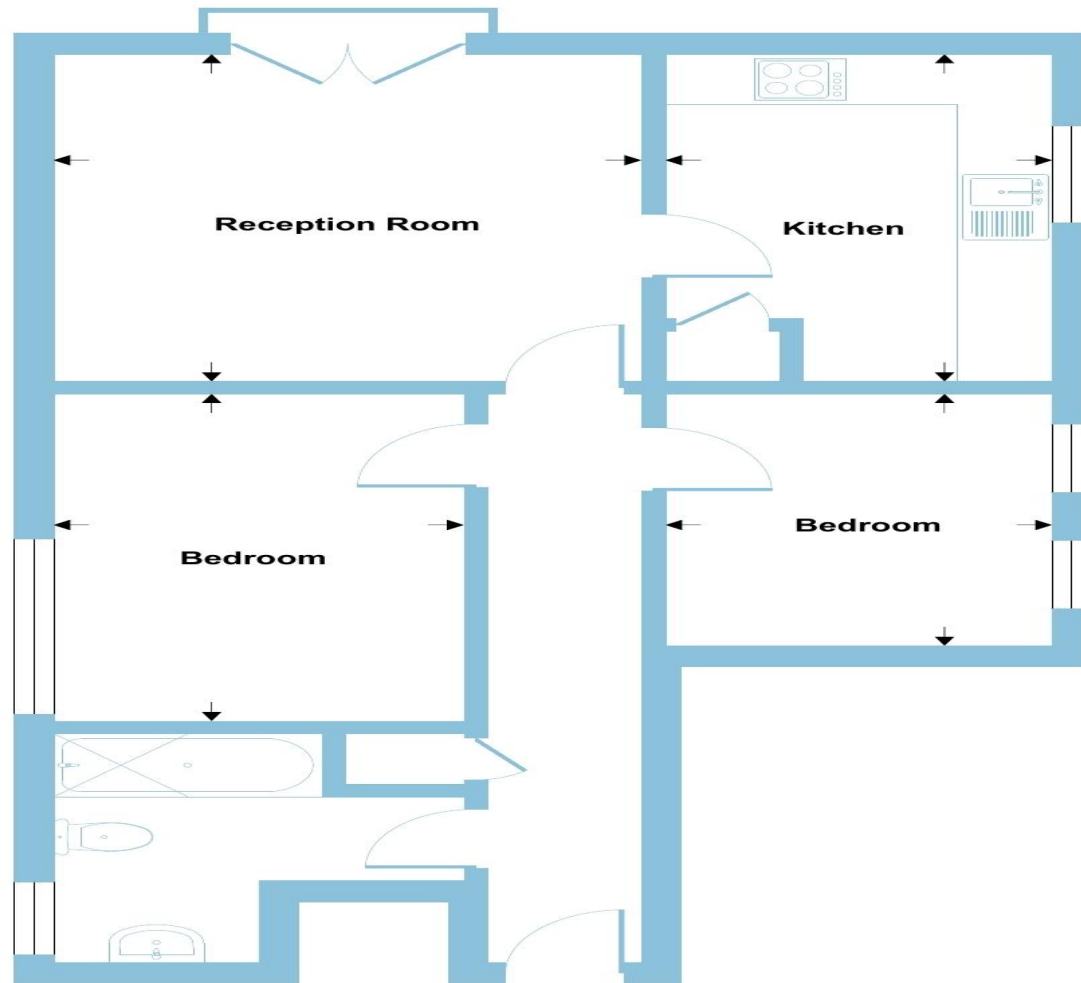




Marvels Lane, London, SE12

Approximate Area = 636 sq ft / 59.1 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023. Produced for Barnard Marcus. REF: 968620



welcome to

Oldman Court Marvels Lane, London

- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- RECEPTION ROOM WITH JULIETTE BALCONY
- FITTED KITCHEN
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 163 years from 02 Oct 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SYD102888](https://www.barnardmarcus.co.uk/Property/SYD102888)



Property Ref:
SYD102888 - 0003

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.


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