



barnard marcus

**Moremead Road, London SE6 3LR**

**welcome to**  
**Moremead Road, London**

Barnard Marcus are proud to present this 3/4 Bed HMO/Family Home to the market.

The ground floor of this property comprises of; Large Lounge, Modern Fitted Kitchen overlooking a secluded garden, Family Bathroom and downstairs bedroom. To the first floor you will find two double bedrooms, one single and a shower room. To the third floor you will find a loft room that could be turned in to a bedroom. This property would make an ideal first time purchase or investment given its HMO Licence. This property also benefits from Off Street Parking, Double Glazing, Gas Central Heating, Walking Distance to Various Train Stations and offered to the market with no onward chain. Call Barnard Marcus on 0208 776 9384 to arrange your viewing.





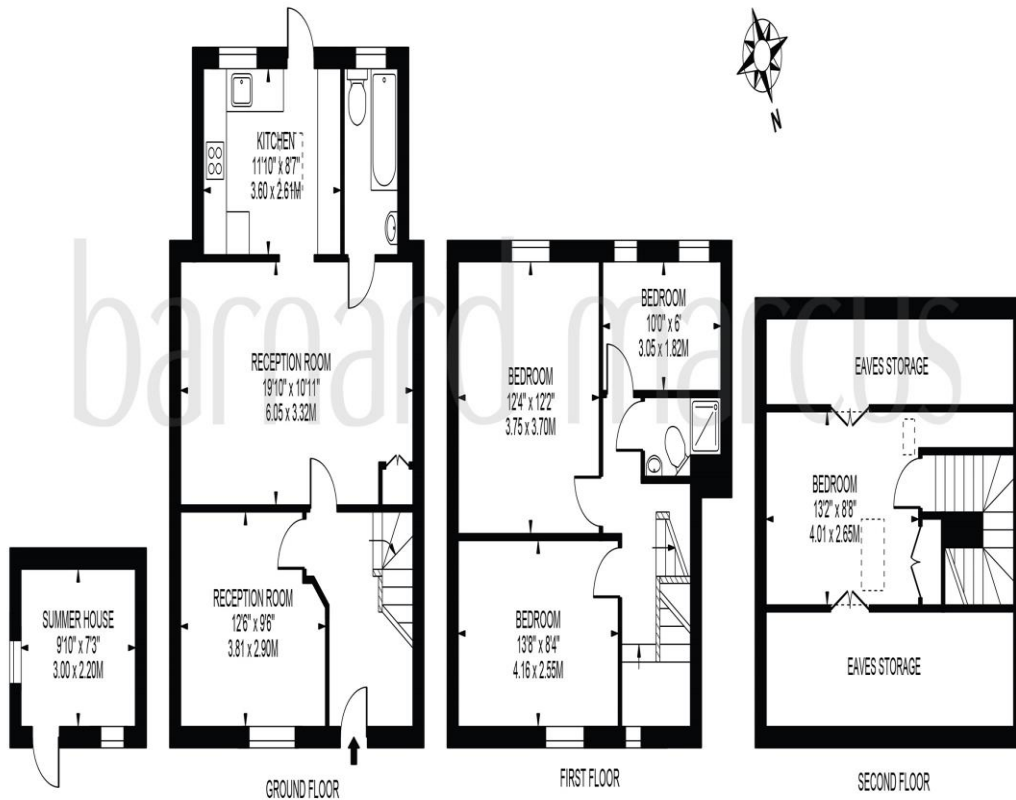
## MOREMEAD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1424 SQ FT - 132.28 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA & EXCLUDING SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT AREA: 210 SQ FT - 19.50 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 71 SQ FT - 6.60 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.



welcome to

## Moremead Road, London

- HMO Licence
- 3/4 Bedroom House
- Excellent Condition Throughout
- 2 Bathrooms
- Walking Distance To Various Train Stations
- No Chain

Tenure: Freehold EPC Rating: C

**£525,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SYD102881](https://barnardmarcus.co.uk/Property/SYD102881)



Property Ref:  
SYD102881 - 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.



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