



**Newlands Park, London SE26 5NF**



## welcome to Newlands Park, London

A bright and airy converted flat on the highly desired Newlands park!

This well-proportioned property comprises of two bedrooms, spacious reception room, dining room, large kitchen and a family bathroom with the added benefits of loft space and access to local amenities and transport links.

Newlands Park, SE26, is a residential street located in the London Borough of Lewisham. It offers a peaceful and family-friendly environment with a mix of Victorian and modern houses. The avenue is well-connected to nearby amenities, including shops, schools, and parks, making it an ideal place to live for individuals and families alike.

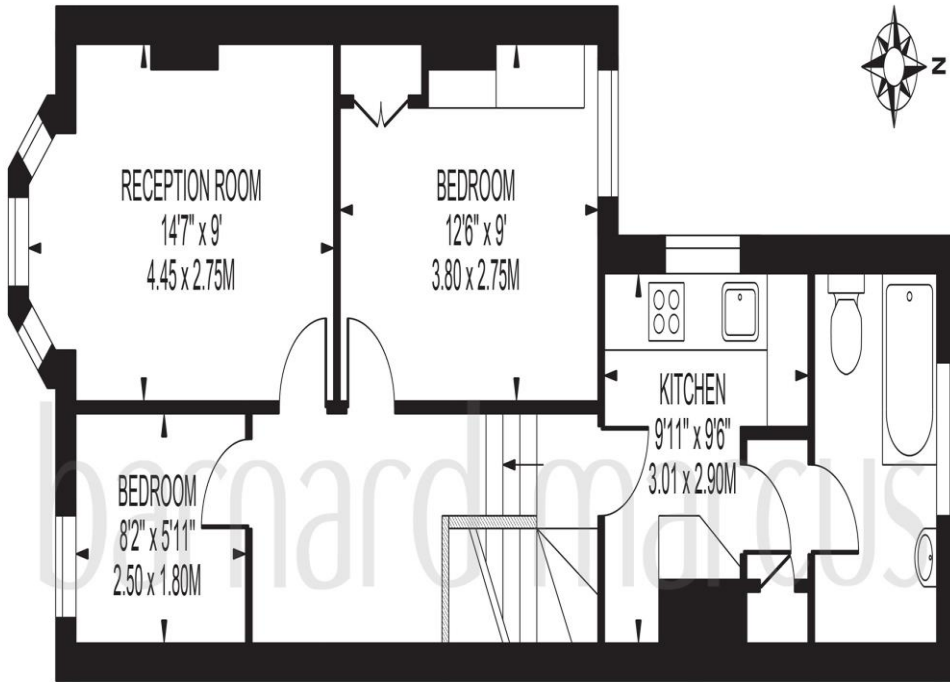
Local greenery can be found at Sydenham Wells Park, located moments away from the property and hosts some amazing events that include the famous "Peoples Day", South East London's longest-running free festival that celebrates music, art, craft and community. This property is a must see, please call to arrange your viewing slot now.

This apartment is perfect for first time buyers & buy-to-let investors.



# NEWLANDS PARK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 613 SQ FT - 56.99 SQ M



FIRST FLOOR



GROUND FLOOR ENTRANCE

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.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

welcome to

## Newlands Park, London

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Generously Sized Bedrooms
- Reception Room With Separate Kitchen
- Close To Local Amenities
- Well maintained Communal Area
- 7 minute walk From Sydenham Station

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£220,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SYD102989](https://www.barnardmarcus.co.uk/Property/SYD102989)



Property Ref:  
SYD102989 - 0002

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