



Patrol Place, London SE6 4JE

welcome to

Patrol Place, London

Barnard Marcus are proud to present this superb, rare one-bedroom mid-terrace home to the market which boasts a hallway, large open plan bright and airy kitchen/lounge, fully tiled bathroom and impressive double bedroom. It is also close to two stations and has easy access into central London!





Floor 0



Floor 1



Approximate total area^m

44.65 m²

480.62 ft²

Reduced headroom

0.09 m²

0.92 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

welcome to Patrol Place, London

- Mid-terrace
- One bedroom
- Open-Plan
- Modern
- Bright & Airy

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£350,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SYD103001



Property Ref:
SYD103001 - 0005

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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barnard marcus



020 8776 9384



sydenham@barnardmarcus.co.uk



13 Sydenham Road, Sydenham, London, SE26
5EX



barnardmarcus.co.uk