



Station Approach, London, SE26 5FD

welcome to

Station Approach, LONDON

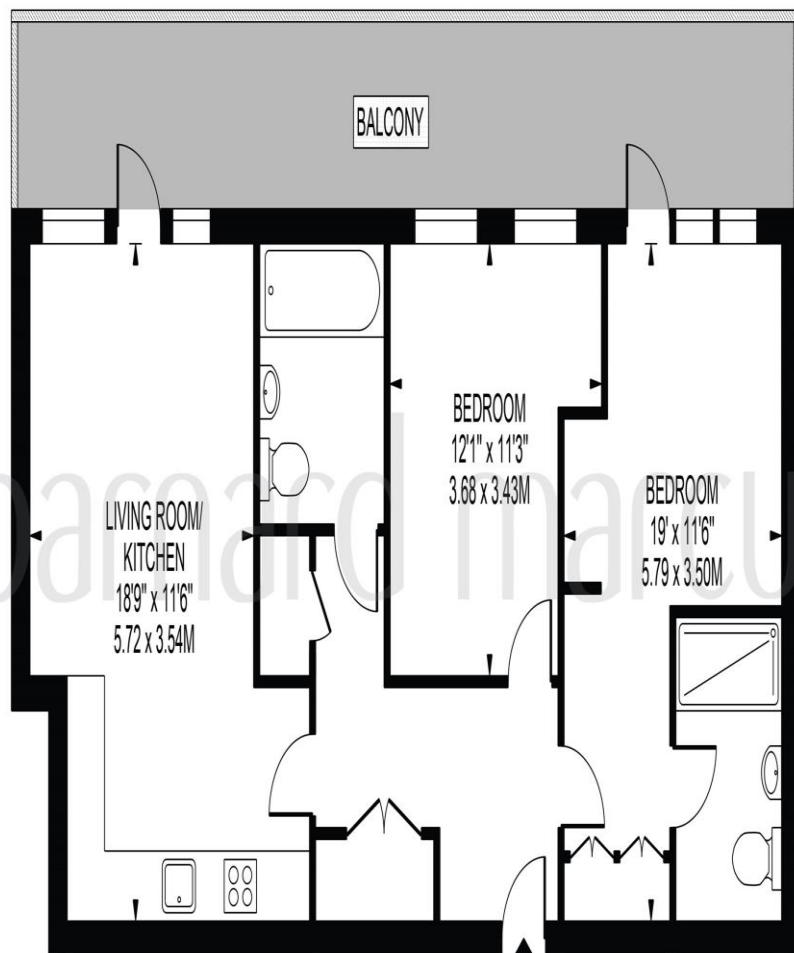
Barnard Marcus are proud to present this stunning two bedroom, two bathroom apartment with quality finishest. This top floor flat boasts a private balcony overlooking well maintained communal gardens, open plan living as well as allocated parking and bike storage.

Barnard Marcus are proud to present this luxurious two double bedroom apartment to the market. This property comprises of a stunning large open plan kitchen living area, larger than average south facing balcony overlooking the well-maintained Courtyard. A grand master bedroom with the added luxury of an en-suite, generous size second bedroom, modern & stylish family bathroom and ample storage. This property also benefits from; double glazing, long lease, underground allocated parking & secure bike storage. This property is located within a very short walk to Lower Sydenham Station which provides a fast train service to London Bridge (Circa 15mins) Waterloo East & Charing Cross. The bustling Beckenham High Street can be reached within a short walk which offers an array of independent and chain shops, cafes and restaurants including a large Waitrose and various parks such as the popular Beckenham Place Park. Call Barnard Marcus on 0208 776 9384 to arrange your viewing.



STATION APPROACH

APPROXIMATE GROSS INTERNAL FLOOR AREA: 742 SQ FT - 68.92 SQ M



FOURTH FLOOR

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.



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- Two Double Bedrooms
- En-Suite To Master
- Underground Allocated Parking & Secure Bike Storage
- Within 2 Minutes Walk To Lower Sydenham Station
- Long Lease
- Excellent Condition Throughout
- South facing balcony across the full length of the property

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Nov 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£460,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SYD103048



Property Ref:
SYD103048 - 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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