



**Orchard Court Bell Green, London SE26 4EN**

Not for marketing purposes INTERNAL USE ONLY

**welcome to**  
**Orchard Court Bell Green, London**

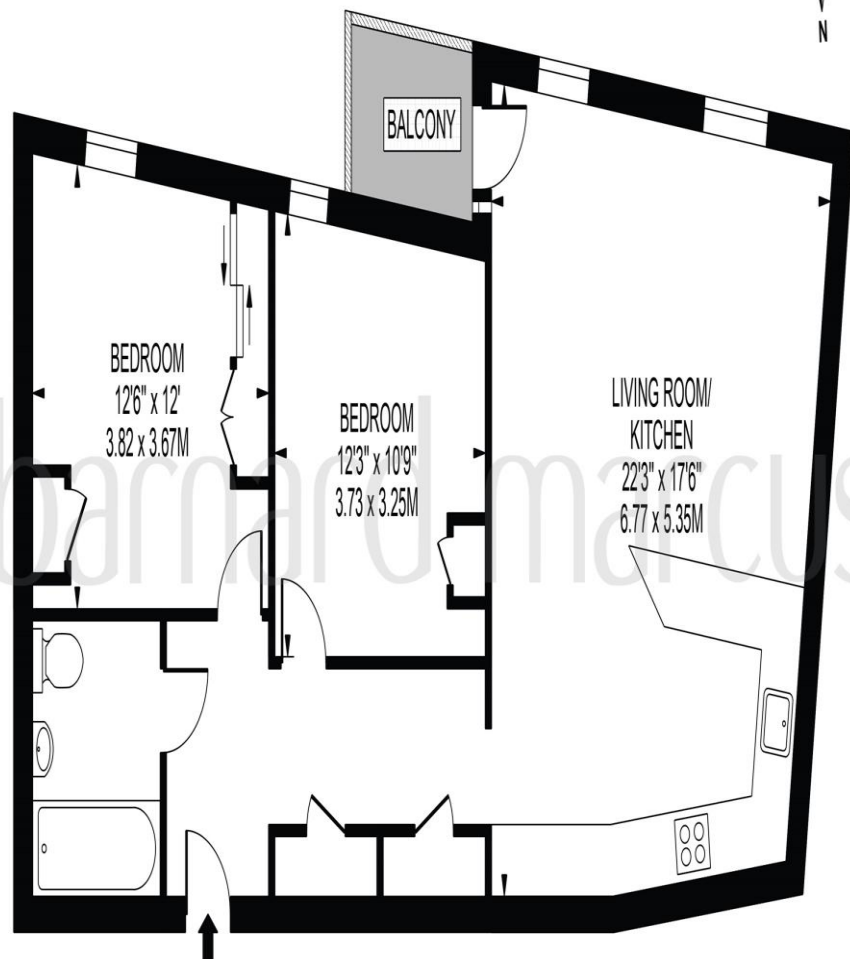
This stunning two-bedroom apartment offers an impressive 788 square feet of bright and spacious living accommodation. The property features a large open-plan kitchen and living area, which seamlessly extends to a private balcony, perfect for relaxing or entertaining. Both double bedrooms are generously sized, providing ample comfort and versatility. Additional highlights include ample storage space and a modern family bathroom, ensuring both convenience and style. This apartment combines contemporary design with practical living, making it an ideal home.

Located within easy reach of Lower Sydenham railway station, the area further benefits from local green spaces and a plethora of watering houses, shops and on the doorstep of Sainsburys.



# ORCHARD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 788 SQ FT - 73.20 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.



**welcome to**

## **Orchard Court Bell Green, London**

- 80% Shared Ownership
- 2 Double Bedrooms
- 788 Sq Ft
- Ample Storage
- Private Balcony

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 234.82

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Sep 2017.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £272,000



Please note the marker reflects the postcode not the actual property

**check out more properties at [barnardmarcus.co.uk](https://barnardmarcus.co.uk)**



Property Ref:  
SYD103069 - 0007

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.

**Not for marketing purposes INTERNAL USE ONLY**



**020 8776 9384**



[sydenham@barnardmarcus.co.uk](mailto:sydenham@barnardmarcus.co.uk)



13 Sydenham Road, Sydenham, London, SE26 5EX



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**