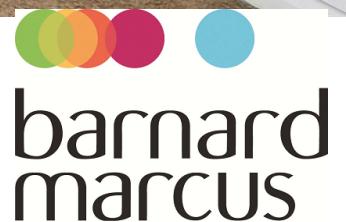




**Porthcawe Road, London SE26 5TA**



**welcome to**

## **Porthcawe Road, London**

Situated on the fifth floor, a two-bedroom flat that offers bright and well-proportioned living accommodation throughout.

The property comprises a generous reception room, a separate fitted kitchen, Two good-sized bedrooms and a bathroom. Large windows allow for excellent natural light, creating a warm and inviting atmosphere.

Conveniently located on a quiet residential road, the flat benefits from close proximity to a range of local shops, cafés, and amenities. The open green spaces of Home Park are also within easy reach, providing a great spot for recreation and relaxation.

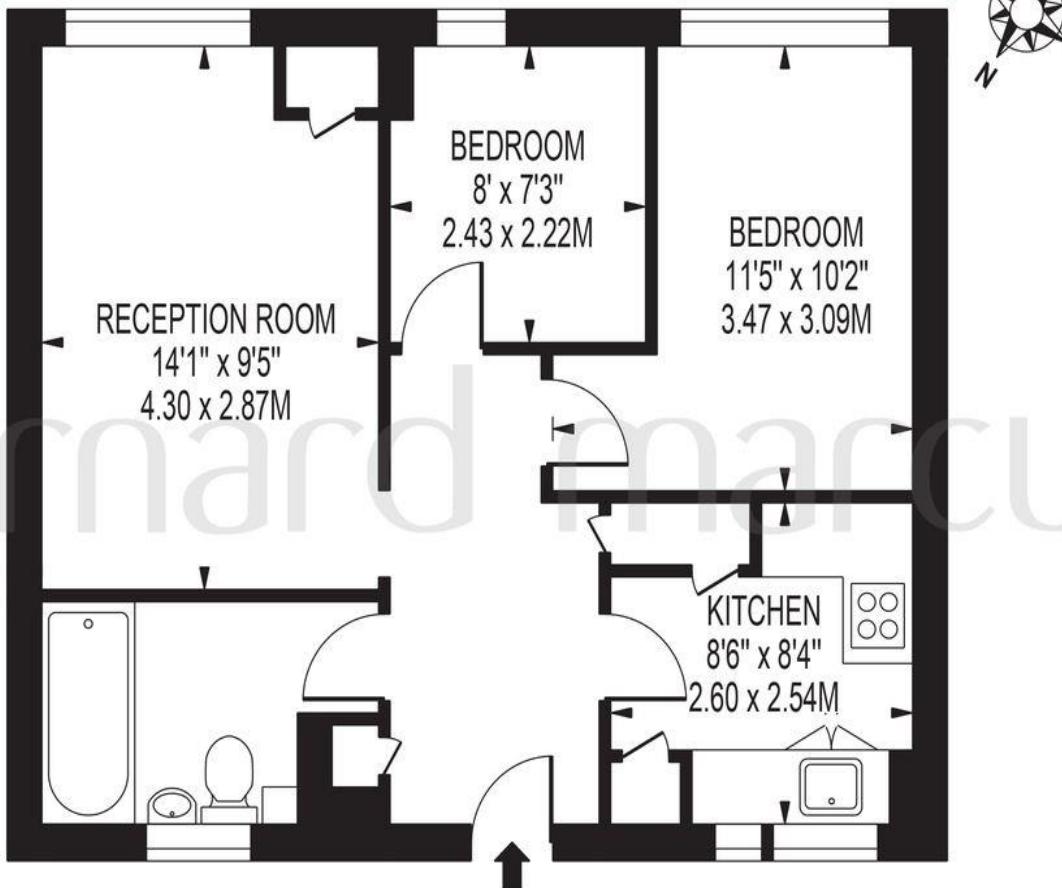
Excellent transport links are available nearby, with Forest Hill Overground Station and Lower Sydenham Rail Station both providing easy access to Central London and surrounding areas.

This property presents an ideal opportunity for first-time buyers, young professionals, or investors seeking a well-connected home in a desirable South East London location



# PORHCAWE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 507 SQ FT - 47.13 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

## Porthcawe Road, London

- Two Bedrooms
- Fifth Floor
- Chain Free
- Close Proximity To Sydenham High Street
- Walking Distance To Lower Station ( 0.6 miles )

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1721.29

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Jul 2002.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

offers in excess of

**£210,000**



**view this property online** [barnardmarcus.co.uk/Property/SYD103213](http://barnardmarcus.co.uk/Property/SYD103213)

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.



Property Ref:

SYD103213 - 0016

Please note the marker reflects the  
postcode not the actual property



**020 8776 9384**



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



13 Sydenham Road, Sydenham, London, SE26 5EX



[barnardmarcus.co.uk](http://barnardmarcus.co.uk)