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**7a Fransfield Grove, London, SE26 6BA**



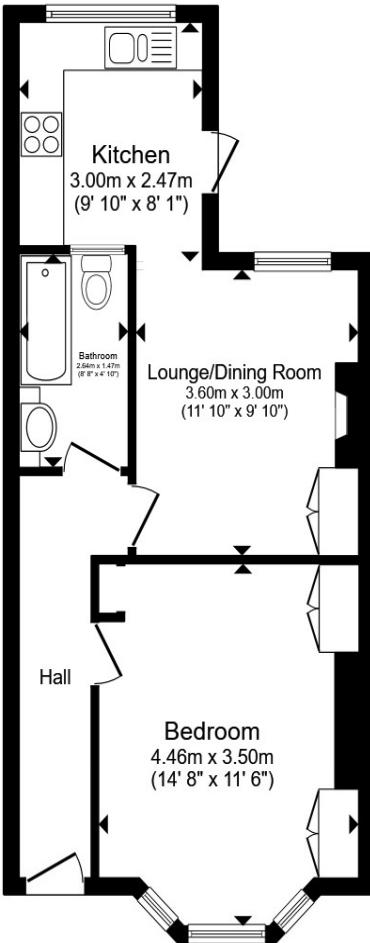
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welcome to

## 7a Fransfield Grove, London

Barnard Marcus are proud to present this charming and generously proportioned one-bedroom period conversion, quietly nestled at the end of a peaceful cul-de-sac!





**Total floor area 43.6 m<sup>2</sup> (470 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Discover this charming and generously proportioned one-bedroom period conversion, quietly nestled at the end of a peaceful cul-de-sac. The property offers a spacious double bedroom, a well-appointed bathroom, and a bright open-plan kitchen-diner—ideal for contemporary living. Enjoy the added benefit of private access to a lovely garden, welcoming an abundance of natural light throughout the home.

Perfectly positioned in a highly sought-after Sydenham location, the property is just moments from Sydenham Station and the vibrant high street, with its array of shops, cafés, and local amenities. This home presents an outstanding opportunity for those seeking comfort, character, and convenience in a prime setting.

welcome to

## 7a Fransfield Grove, LONDON

- Reception room
- Open plan Kitchen diner
- One double bedroom
- Bathroom
- Private garden
- Long lease
- Lower ground floor
- Period conversion

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£365,000**



**view this property online** [barnardmarcus.co.uk/Property/SYD103236](http://barnardmarcus.co.uk/Property/SYD103236)

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:  
SYD103236 - 0008



Please note the marker reflects the postcode not the actual property



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