



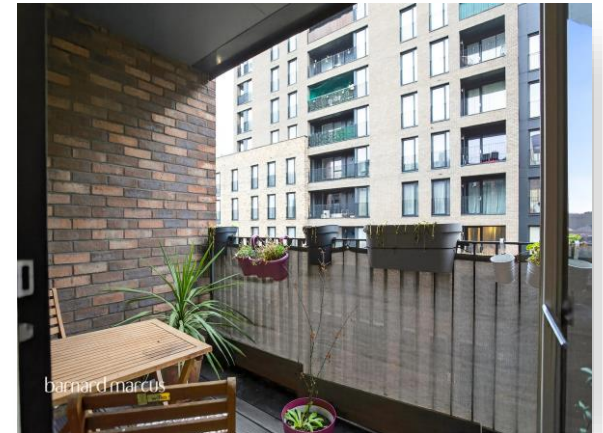
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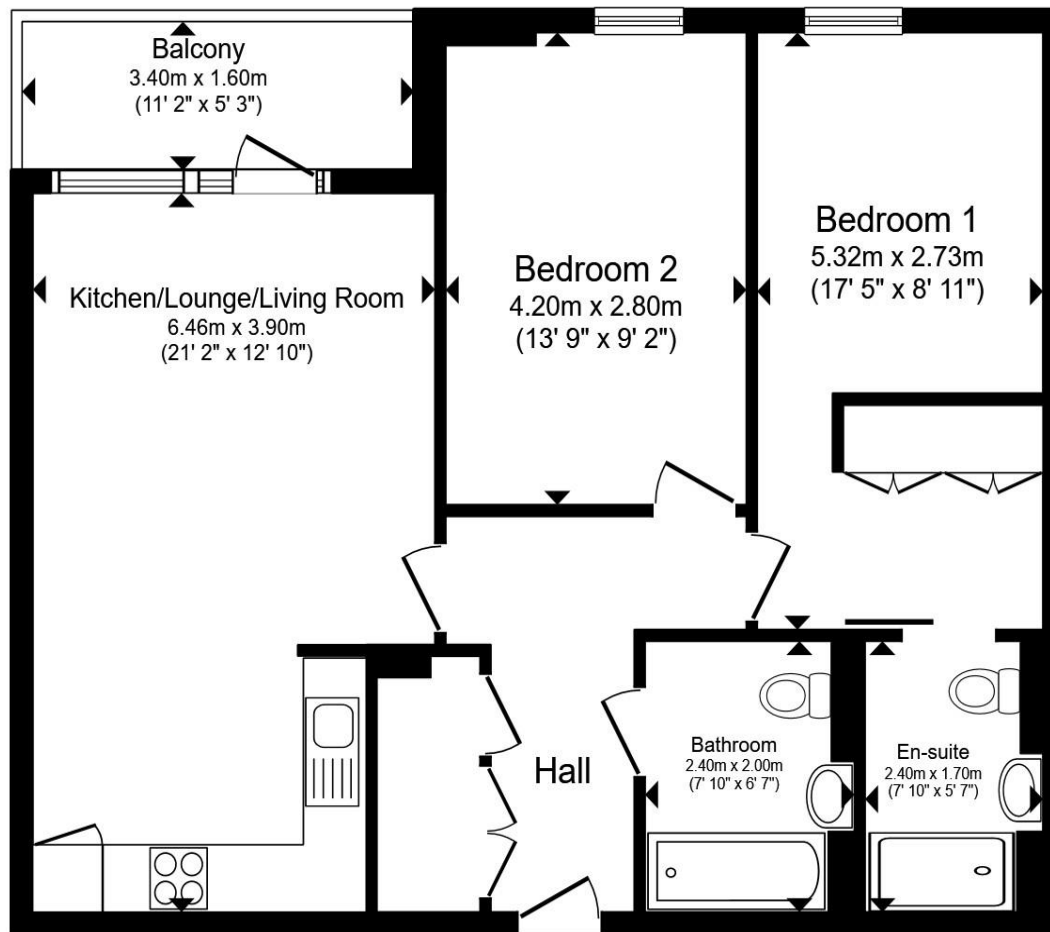
**Purbeck Gardens, LONDON SE26 5FG**

**welcome to**  
**Purbeck Gardens, LONDON**

We are delighted to present this bright, modern, and generously proportioned two-bedroom apartment, now available through Shared Ownership in South London.

Situated on the third floor, the apartment features a spacious open plan living and dining area with a contemporary fitted kitchen, ideal for both everyday living and entertaining. The property offers two well-sized bedrooms, including a principal bedroom with an en-suite shower room, as well as access to a large private southeast-facing balcony that enjoys excellent natural light throughout the day perfect for relaxing or outdoor dining. The home further benefits from allocated underground parking, adding both convenience and security. Located in Lower Sydenham, the property is well positioned for families, with a range of schools and activity clubs catering to various age groups nearby. Excellent transport links provide easy access to central London, with London Bridge reachable in approximately 20 minutes by train via the Southeastern line, and King's Cross around 30 minutes away. The area also offers a variety of local shops, cafés, and restaurants, creating a vibrant community atmosphere and making this an ideal place to call home.





Total floor area 69.8 m<sup>2</sup> (751 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)

**welcome to**

## **Purbeck Gardens, LONDON**

- Two-bedroom apartment
- Private balcony
- Ensuite bedroom
- Underground parking
- 5% minimum deposit only

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2000.00

Ground Rent: 534.19

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £430,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SYD103257](https://barnardmarcus.co.uk/Property/SYD103257)



Property Ref:  
SYD103257 - 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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