



barnard marcus

Barclay Court Venner Road, London SE26 5EL



welcome to

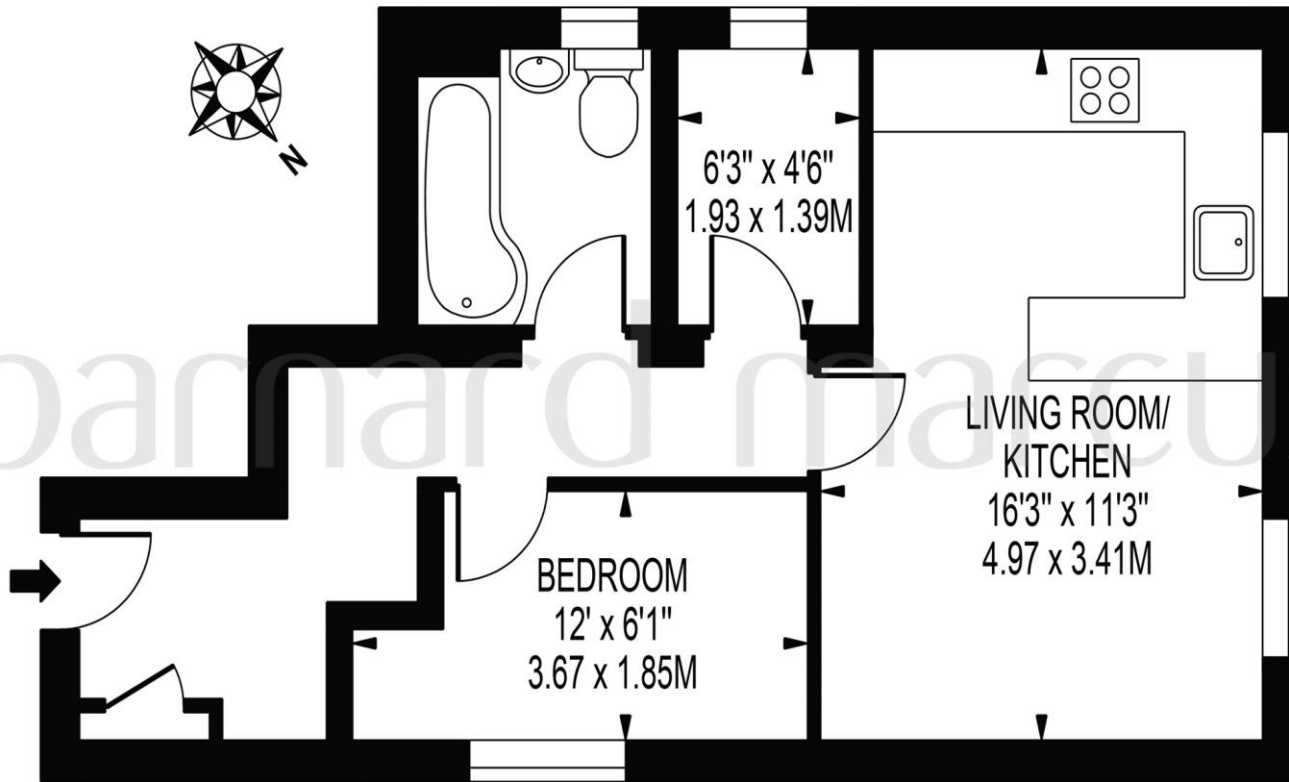
Barclay Court Venner Road, London

Located within a prime location only 0.2 miles from Sydenham Railway Station, this outstanding ground floor apartment boasts stylish living accommodation and further benefits from a brand new 125 year lease and is sold with no onward chain. Immediate Inspection highly recommended.



BARCLAY COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 405 SQ FT - 37.63 SQ M



GROUND 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.

Very Few Properties offer as much as Venner Road.

Internally, this stylish apartment has been meticulously decorated by the existing owner - to create a superb place for those who love to entertain or require space to work from home. The accommodation comprises of a large open plan reception area with built in modern kitchen, stylish family bathroom and bedroom. A noteworthy feature to mention is an additional room which can be used as a storage area or your own home office.

Furthermore, work is in progress to develop the rear into beautiful communal gardens - available for all residents to use.

Agents Note; It is our understanding that the property is held on a Freehold title. To enable the sale of the flat, a leasehold title will be drafted in preparation for the completion of sale. The terms advertised have been advised to us by the seller. Your conveyancer can confirm the lease details and the potential timeframes involved.

welcome to

Barclay Court Venner Road, London

- Stylish Apartment
- 1 Bedroom
- Ground Floor
- 0.2 Miles to Sydenham Railway Station
- Brand new 125 year lease, with option to obtain the share of freehold (subject to certain conditions)

Tenure: Freehold EPC Rating: C

offers over

£325,000



Location

Situated just 0.2 miles from the vibrant high street and commuter friendly railway station, Venner Road is one of Sydenham's most sought after properties and immediate inspection is highly recommended. Sydenham High Street offers a plethora of retail outlets, boutiques and popular bars/restaurants. For Commuters, you have the luxury of being within moments of Sydenham Railway Station, connecting you London Bridge and London Victoria with Ease.

Some of the area's best Green Spaces including Wells Park, Dulwich Woods and Crystal Palace Park can be found within easy reach.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SYD102721 - 0008

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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