



**Lorrimore Road, London SE17**



**welcome to**

## **Lorrimore Road, London**

A rarely available three bedroom period conversion flat situated in one of the area's most coveted residential streets. Located on the first floor of this attractive period residence. The property offers well balanced and versatile living accommodation along with a healthy length lease and very reasonable service charges. Nestled in this quiet residential location amenities are still plentiful.

Transport links are provided by either Kennington tube station (Northern Line) or Elephant & Castle station (Northern & Bakerloo Lines and Overground service) along with a wide selection of bus routes. The nearby Walworth Road provides a host of shops, restaurants and supermarkets and the green space of Pasley Park is just a short distance away.

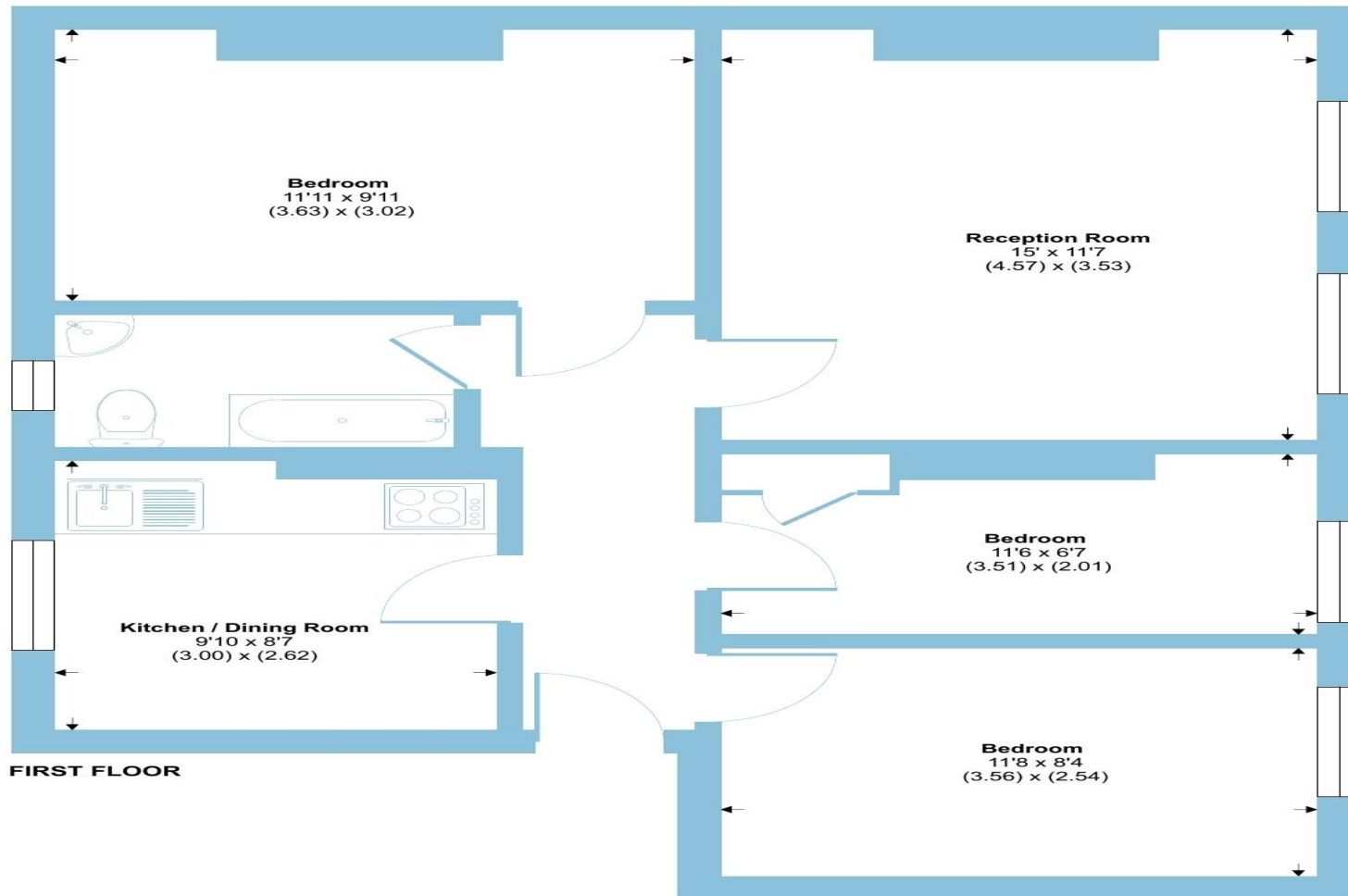




# Lorrimore Road, London

Approximate Area = 689 sq ft / 64 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2022. Produced for Barnard Marcus. REF: 851505



welcome to

## Lorrimore Road, London

- Three Bedrooms
- First Floor
- Period Conversion
- Premier Residential Road
- Healthy Length Lease

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Apr 2001. 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

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT109783](https://barnardmarcus.co.uk/Property/KGT109783)



Property Ref:  
KGT109783 - 0022

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.



barnard marcus



**020 7735 0922**



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



315 Kennington Road, Kennington, LONDON,  
SE11 4QE



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