



Penrose House Penrose Street, London SE17

welcome to

Penrose House Penrose Street, London

We are delighted to offer this two double bedroom first floor purpose-built apartment to the market, with direct access to its own private balcony. Located in this popular low rise block the property is offered for sale in good condition and is available for sale with no onward chain. Nestled in this quiet residential location amenities are still plentiful. Transport links are provided by Kennington Station (Northern line, Zone 1) and Elephant & Castle Station (National Rail, Northern & Bakerloo lines, Zone 1) along with a wide selection of bus routes.

The nearby Walworth Road provides a host of shops, restaurants and supermarkets and the upcoming new Elephant & Castle shopping centre, regenerated town centre and Elephant Park food district are close by. The green space of Pasley Park is also just a short distance away. The UAL London College of Communication, London South Bank University are in the neighbourhood and there are also 6 schools within a 1 mile radius that have received positive OFSTED review.

Accommodation consists of an entrance hall with good storage, two genuine double bedrooms of similar proportions, large living room, kitchen/breakfast room, bathroom, separate WC and balcony.

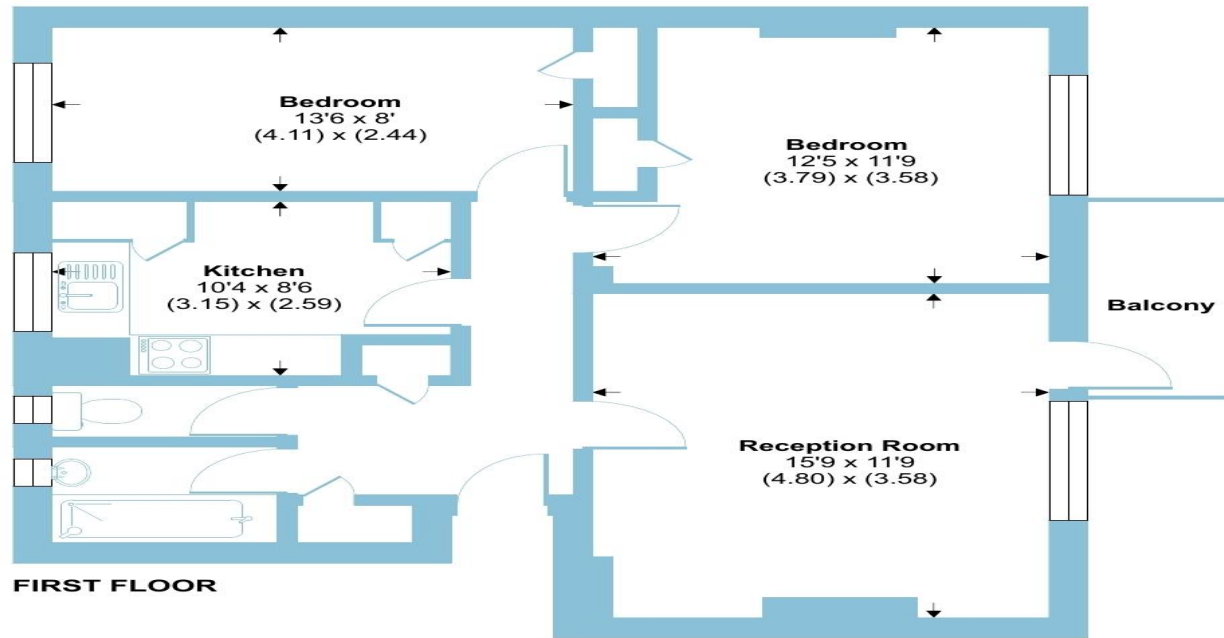
Prompt viewings are advised via owners sole agents.



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Approximate Area = 682 sq ft / 63.4 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). © n̄che.com 2024. Produced for Barnard Marcus. REF: 1153135



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- Quiet residential location
- Two well-proportioned double bedrooms
- Private balcony
- Dual aspect: Southeast and Northwest sunlight
- Ample storage

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110502



Property Ref:
KGT110502 - 0003

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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