



**Sycamore House Langton Road, LONDON SW9**

**welcome to**

## **Sycamore House Langton Road, LONDON**

We are delighted to introduce this fantastic one double bedroom ground floor apartment, set within this popular modern building enjoying access to communal gardens and available for sale with no onward chain. The property has a lovely semi open plan reception space and also benefits from an allocated gated parking space, a real rarity in this area. The property is offered for sale in excellent condition throughout and would make an ideal first time purchase for someone looking to move straight in. Langton Road is set within easy reach of Oval, Brixton, Camberwell and Kennington which combined offer a plethora of bars, shops and restaurants. Transport links are available close by at Oval (Northern Line) and Brixton (Victoria Line as well as National Rail services). There are also a range of bus routes available that would provide easy access the city and surrounding areas.

Accommodation consists of an entrance hall with storage, one double bedroom, bathroom and a semi open plan kitchen/reception space.

Prompt viewing is advised in order to secure.



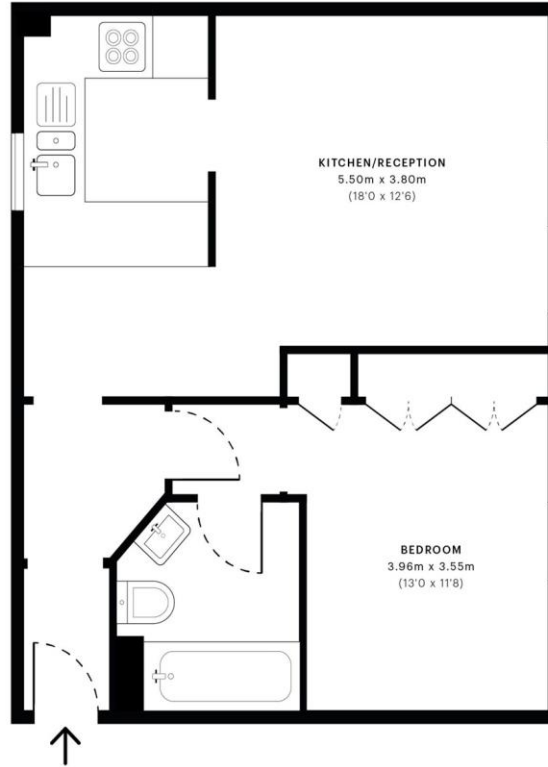


# Sycamore House, SW9

CAPTURE DATE  
30/07/2020

LASER SCAN POINTS  
13,649,943

GROSS INTERNAL AREA  
38.1 Sqm / 410.5 Sqft



— Ground Floor



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.



IPMS 3B RESIDENTIAL  
38.5 Sqm / 414.6 Sqft

IPMS 3C RESIDENTIAL  
37.3 Sqm / 401.6 Sqft

SPEC ID  
5f1aee5a87c2fc0a3e9233f1

 GROSS AREA (INTERNAL)  
The footprint of the property  
**38.1 Sqm / 410.5 Sqft**

 NET AREA (INTERNAL)  
Excludes walls and external features  
**36.7 Sqm / 395.2 Sqft**

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
**0.00 Sqm / 0.00 Sqft**

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
**0.0 Sqm / 0.0 Sqft**



welcome to

## Sycamore House Langton Road, LONDON

- One Double Bedroom
- Ground Floor
- No Onward Chain
- Communal Gardens
- Sought After Location

Tenure: Leasehold EPC Rating: C

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.

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT110520](https://barnardmarcus.co.uk/Property/KGT110520)



Property Ref:  
KGT110520 - 0002

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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