



Michael Faraday House Beaconsfield Road, London SE17

welcome to

Michael Faraday House Beaconsfield Road, London

We are delighted to introduce to the market this spacious two double bedroom purpose built apartment, enjoying direct access to its own large private rear garden. Arranged over the ground floor of this low rise purpose built block the property is available for sale with the benefit of no onward chain. The property is located close to Burgess Park offering great transport links into central London and is also within close reach of shopping and recreation facilities. Beaconsfield Road is well placed for Walworth Road with its numerous and varied retail outlets as well as The Old Kent Road with its superstores, friendly local pubs, wine bars and clubs. Transport to City and West End is accessed using either good bus routes or the Elephant and Castle with underground on the Northern and Bakerloo lines and Overground train service.

Accommodation comprises own front door, entrance hall, two double bedrooms, large living room with ample space for a dining table, separate kitchen, bathroom and rear garden.

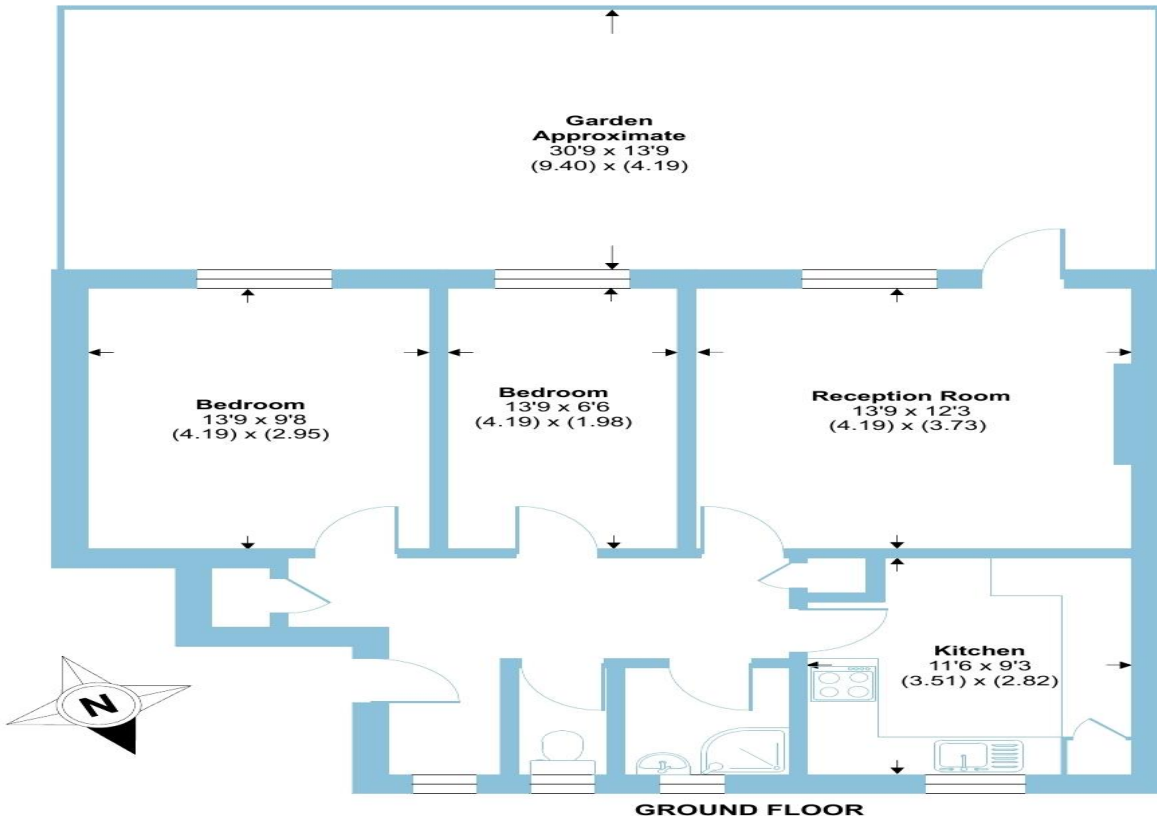
Early viewings are strongly advised.



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Approximate Area = 680 sq ft / 63.2 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). © ncheocom 2022. Produced for Barnard Marcus. REF: 1167688



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- Two Double Bedrooms
- Ground Floor
- Large Private Garden
- No Onward Chain
- Popular Location

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Mar 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£365,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110327



Property Ref:
KGT110327 - 0006

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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