



**Cowper House Browning Street, London SE17**

**welcome to**

## **Cowper House Browning Street, London**

We are delighted to introduce this two double bedroom top floor (4th) purpose built apartment, available for sale with the benefit of no onward chain. The property is offered for sale in excellent condition ideal for anyone looking for something to move straight into and with two genuine double bedrooms is perfect for sharers and couples alike. The property is situated just moments from the vibrant East Street market and is close to the wide selection of amenities available on the Walworth Road. Transport Links are provided by Elephant & Castle station (Northern Line and overground) along with a multitude of bus routes in to the city. Nursery Row Park and Faraday Gardens can also both be found within just 0.2 miles.

Accommodation comprises an entrance hall with storage, two genuine double bedrooms, a good size living room, kitchen and bathroom.

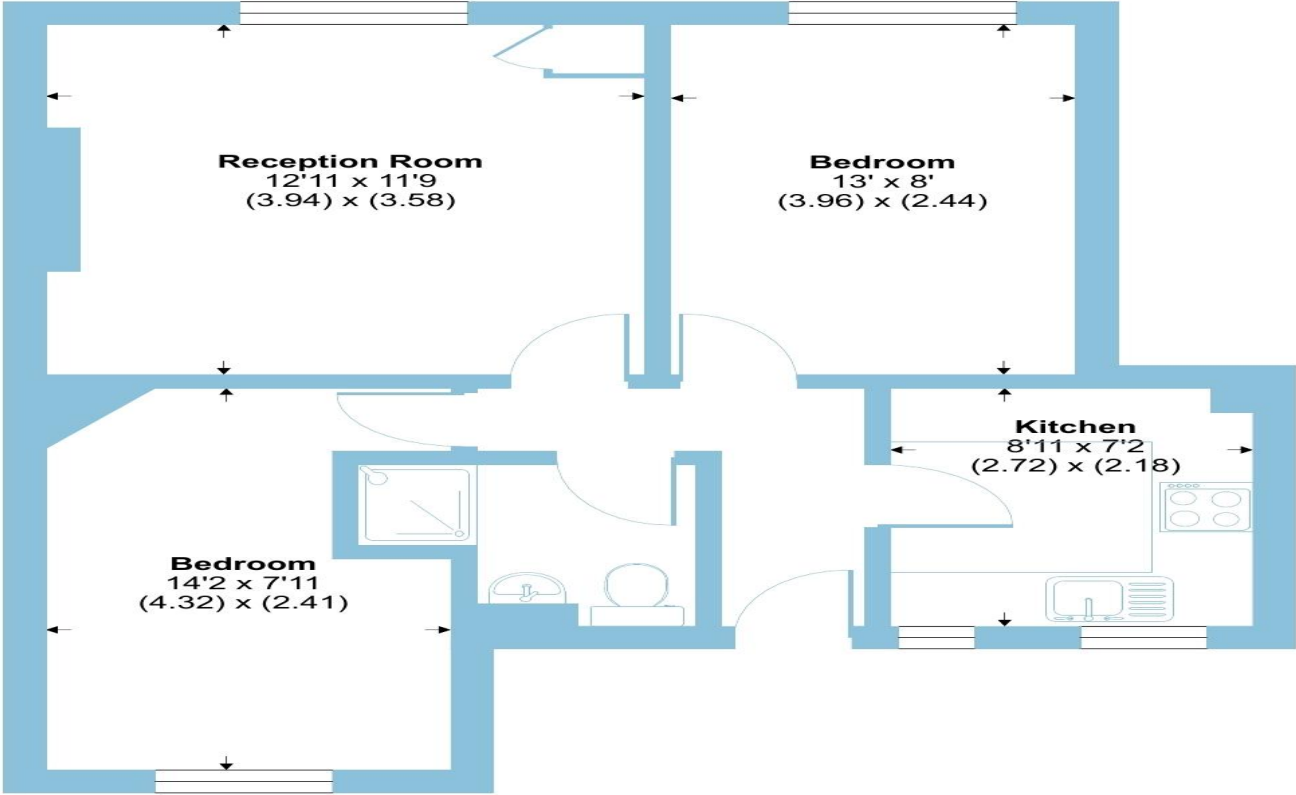
Early viewing advised as quick sale expected.



# Browning Street, London, SE17

Approximate Area = 528 sq ft / 49.1 sq m

For identification only - Not to scale



**THIRD FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Barnard Marcus. REF: 1192748





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## Cowper House Browning Street, London

- Two Double Bedrooms
- Top Floor (4th)
- No Onward Chain
- Excellent Condition
- Popular Condition

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Dec 2002. 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

**£350,000**



**view this property online** [barnardmarcus.co.uk/Property/KGT110384](https://barnardmarcus.co.uk/Property/KGT110384)



Property Ref:  
KGT110384 - 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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Please note the marker reflects the  
postcode not the actual property



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