



**Marlborough Close, London SE17**

***welcome to***

## **Marlborough Close, London**

We are delighted to introduce this beautifully appointed two double bedroom first floor purpose-built apartment with direct access to a good size private balcony terrace. The property is situated in a popular low-rise brick built block and is available for sale with the benefit of no onward chain. The property is situated in one of the area's most desirable residential locations equidistance from Kennington Tube Station (Northern Line) and Elephant & Castle Station (Northern, Bakerloo & Overground lines). A new town centre is emerging at Elephant and Castle, with work now well underway to create a new shopping centre, an upgraded tube station and a cutting-edge new campus for the London College of Communication.

Accommodation consists of an entrance hall, two genuine double bedrooms of similar proportions, large living room, separate kitchen, bathroom and balcony terrace.

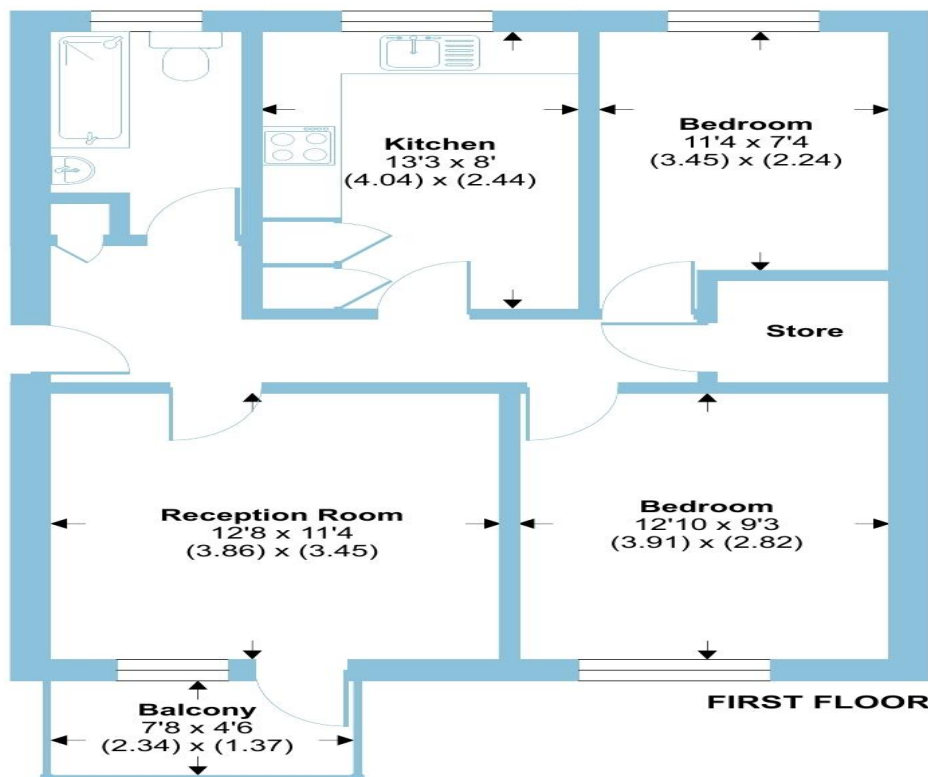
Early viewings advised as quick sale expected.



# Marlborough Close, London, SE17

Approximate Area = 631 sq ft / 58.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1214270

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## Marlborough Close, London

- Two Double Bedrooms
- First Floor
- No Onward Chain
- Private Balcony
- Excellent Condition

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 4000.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Nov 2000. 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

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT110498](https://barnardmarcus.co.uk/Property/KGT110498)



Property Ref:  
KGT110498 - 0008

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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