



Murphy House Borough Road, London SE1

welcome to

Murphy House Borough Road, London

We are delighted to introduce this beautifully appointed three bedroom ground floor apartment, available for sale with the advantage of no onward chain. This charming characterful property is arranged over the ground floor of this resplendent period mansion block and benefits from exclusive access to a small gated terrace (not demised), ideal for that evening glass of wine or morning coffee. There is also a well kept green communal garden and play area to the side of the block for the residents to enjoy. Lovingly maintained by the current owner, the generous room sizes allow for versatile living arrangements. Situated in the heart of Borough on a picturesque tree lined road, there are a host of amenities on your doorstep such as the iconic Borough Market, The Shard, The Imperial War Museum, Mercato Metropolitano and The South Bank to name but a few. Transport links are plentiful with Waterloo, Borough, and London Bridge stations all just a short distance away providing quick and convenient access to Central London, London City Airport, and beyond. The Eurostar at St Pancras is also close by and the area is well served with universities and schools.

Accommodation comprises a roomy entrance hall with excellent storage, three bedrooms (one that could be used as an office/study), large living room, separate kitchen/breakfast room, bathroom and WC.

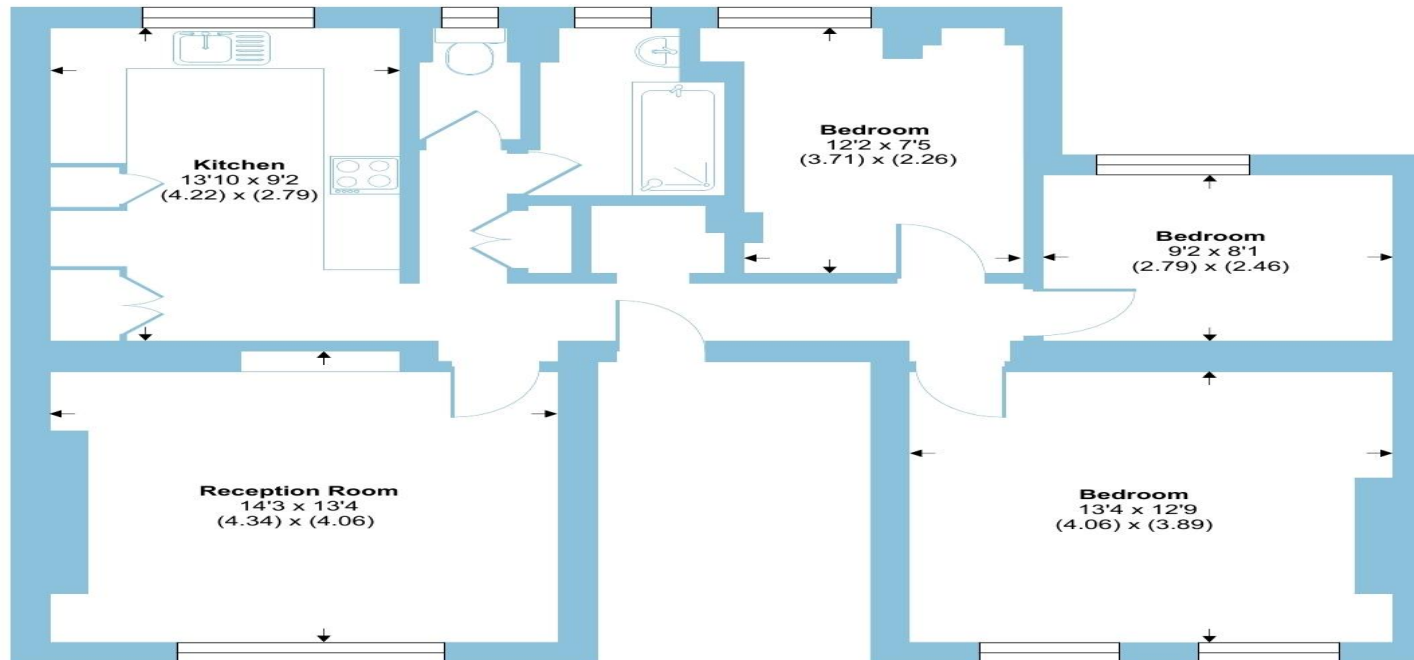
Prompt viewings are advised to avoid disappointment.



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Approximate Area = 857 sq ft / 79.6 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). Produced for Barnard Marcus. REF: 1279736

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- Three Bedrooms
- Ground Floor
- No Onward Chain
- Period Mansion Block
- Sought After Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2000.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Feb 2001. 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

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110173



Property Ref:
KGT110173 - 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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barnard marcus



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON, SE11 4QE



barnardmarcus.co.uk