



barnard marcus

City Lights Court Bowden Street, London SE11

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welcome to

City Lights Court Bowden Street, London

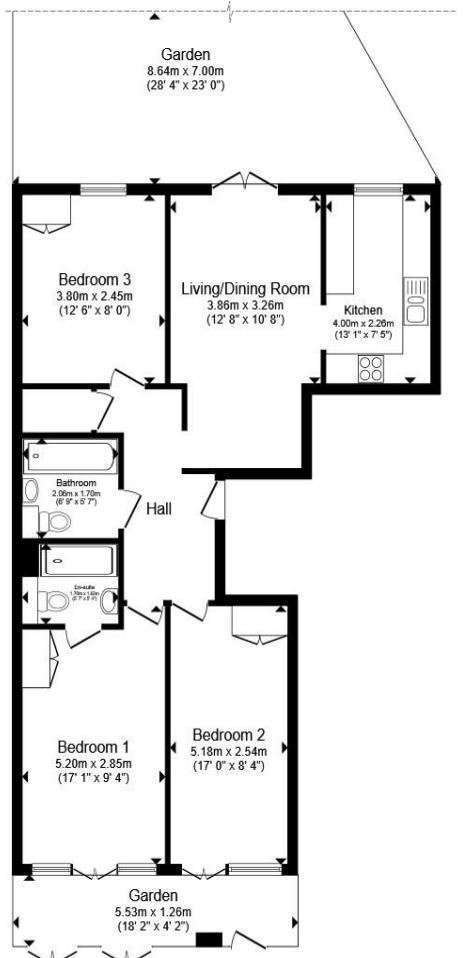
Situated in this sought after development just off the exclusive Cleaver Square is this simply stunning, incredibly spacious three double bedroom ground floor apartment with direct access to a substantial private rear garden. The property has been fully renovated to an exacting standard by the current owner and is stylishly finished in contemporary tones with excellent ceiling heights throughout adding to the feeling of space. The large master bedroom has its own en suite and fitted wardrobes, the two main bedrooms open onto a recessed sheltered terrace with delightful stable doors creating an indoor/outdoor space. The property also benefits from an allocated parking space within the development's private garage, dedicated storage for bicycles and separate communal garden.

Located close to the green spaces of Kennington Park the property is set within easy reach of Kennington, Vauxhall and Elephant and Castle which offer a plethora of bars, shops and restaurants. Transport links are available close by at Kennington Tube Station (Northern Line) and Elephant and Castle Station (Northern and Bakerloo Lines and National Rail services). Cycle Superhighway 7 runs close to the property with easy connections to the City and West End. There are also multiple bus routes.

Accommodation comprises an entrance hall, three double bedrooms with en suite to the master, large living room, refitted kitchen, family bathroom, front terrace and private rear garden.

Early viewings advised!





Total floor area 85.0 m² (915 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Three Double Bedrooms
- Large Private Rear Garden
- Allocated Parking within Block Garage
- En Suite to Master
- Stunning Condition

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 6300.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Mar 2003.
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

£750,000



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Property Ref:
KGT111072 - 0001

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the
postcode not the actual property

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