



Broomfield House Massinger Street, London SE17

welcome to

Broomfield House Massinger Street, London

We are pleased to introduce this bright and spacious two double bedroom second floor purpose built apartment with direct access to a private balcony overlooking well kept communal gardens. The property is offered for sale in good decorative order and would make an ideal first or second time purchase. The block is conveniently situated on the vibrant Old Kent Road which offers a plethora of shops, restaurants and supermarkets. Transport links are provided by a wide selection of nearby bus routes as well as Elephant & Castle Station (Northern, Bakerloo Line and Overground service) which is only 0.9 miles away. The green open spaces of Burgess Park are also close by.

Accommodation comprises an entrance hall, two genuine double bedrooms of similar proportions, large living room with ample space for a dining table, separate kitchen, bathroom, WC and balcony.

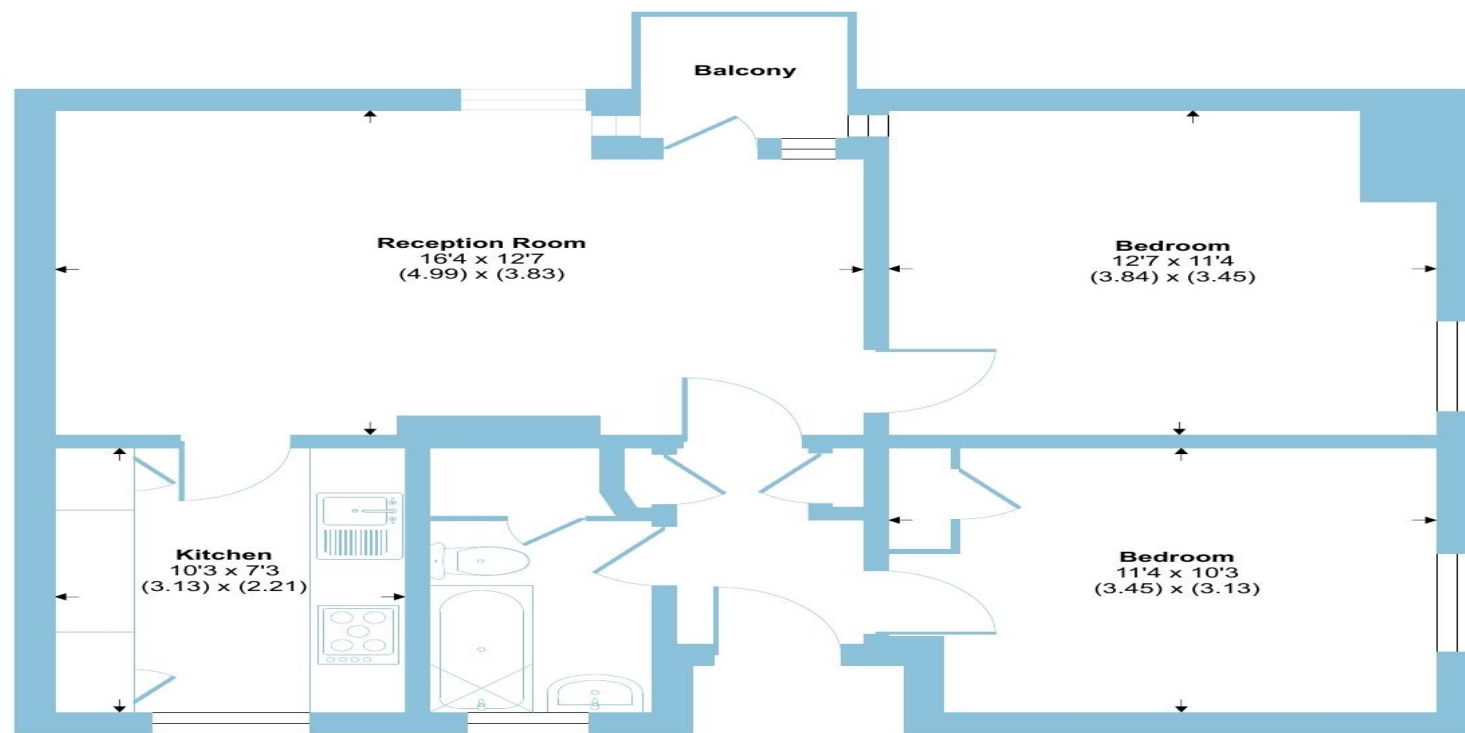
Internal viewings are strongly advised.



Massinger Street, London, SE17

Approximate Area = 639 sq ft / 59.4 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1372278

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Broomfield House Massinger Street, London

- Two Double Bedrooms
- Second Floor
- Private Balcony
- Purpose Built
- Convenient Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2428.14

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Feb 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110932



Property Ref:
KGT110932 - 0005

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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