



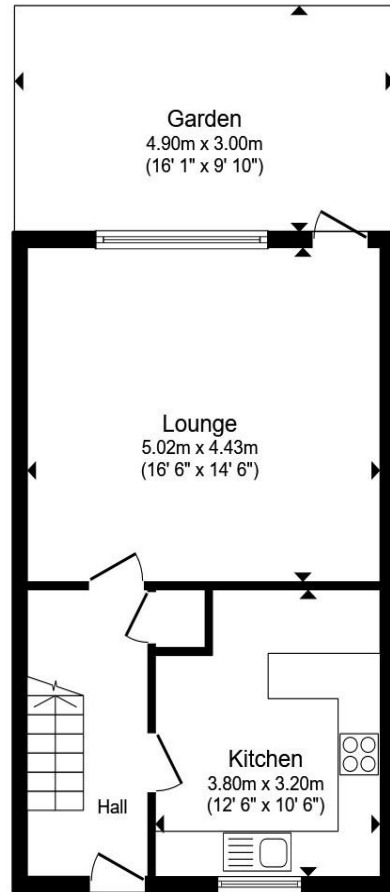
Naylor Road, London SE15 1BE

welcome to

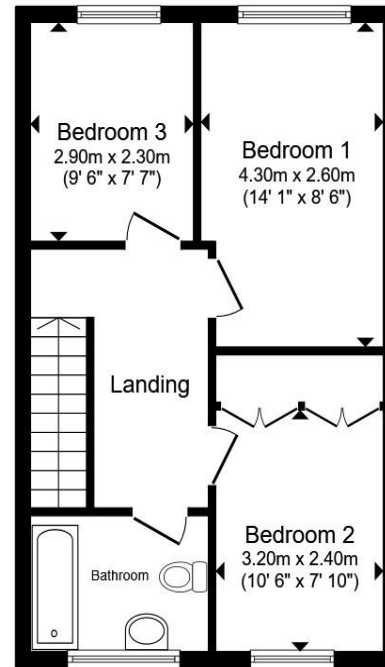
Naylor Road, London

The property briefly comprises of an entrance hall, kitchen, large reception room, PRIVATE REAR GARDEN on the ground floor & on the first floor there are THREE GENEROUSLY SIZED BEDROOMS & bathroom.

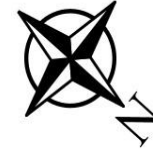




Ground Floor



First Floor



Barnard Marcus are delighted to bring to market this immaculately presented THREE-BEDROOM SPLIT-LEVEL MAISONETTE with PRIVATE REAR GARDEN and marketed with NO ONWARD CHAIN. Ideally located within easy reach of QUEENS ROAD & PECKHAM RYE STATIONS, & BURGESS PARK.

The property comprises an entrance hall, fitted kitchen, spacious reception room, PRIVATE REAR GARDEN and walled front garden. Upstairs are THREE GENEROUSLY SIZED BEDROOMS & bathroom.

The property enjoys excellent access to a wide range of amenities, including supermarkets, restaurants, cafes, and green spaces. Situated close to Burgess Park and Camberwell Green, it benefits from Bird in Bush Park directly opposite, creating a pleasant outlook and immediate access to green open space. Peckham Rye, Queens Road Peckham and Denmark Hill stations are all within easy reach, offering excellent transport links into Central London.

For families, the area offers a range of local schooling options, with Bird in Bush Primary School located opposite the property. Other nearby primary schools include Lyndhurst Primary School and St John's & St Clement's Church of England Primary School, while the highly regarded Harris Academy Peckham serves the area for secondary education.

Total floor area 83.6 m² (900 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



welcome to

Naylor Road, London

- THREE BEDROOMS SPLIT-LEVEL MAISONETTE
- WALLED FRONT GARDEN and PRIVATE REAR GARDEN
- KITCHEN UNDERFLOOR HEATING
- IMMACULATELY PRESENTED THROUGHOUT
- IDEAL FOR FIRST-TIME BUYERS

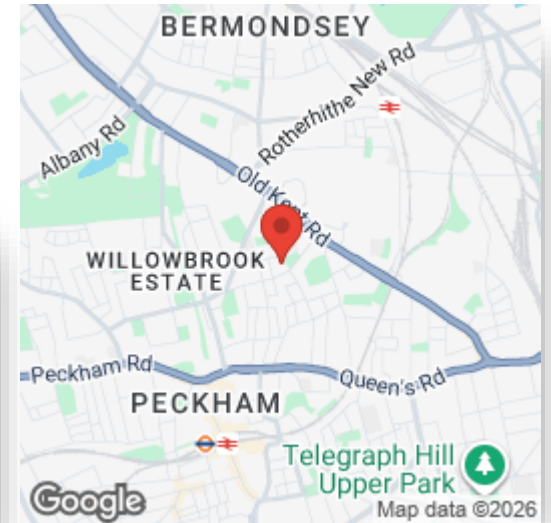
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1947.56

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Dec 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM102750



Property Ref:
PKM102750 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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