



Leonard Court Meeting House Lane, London SE15 2BF

welcome to

Leonard Court Meeting House Lane, London

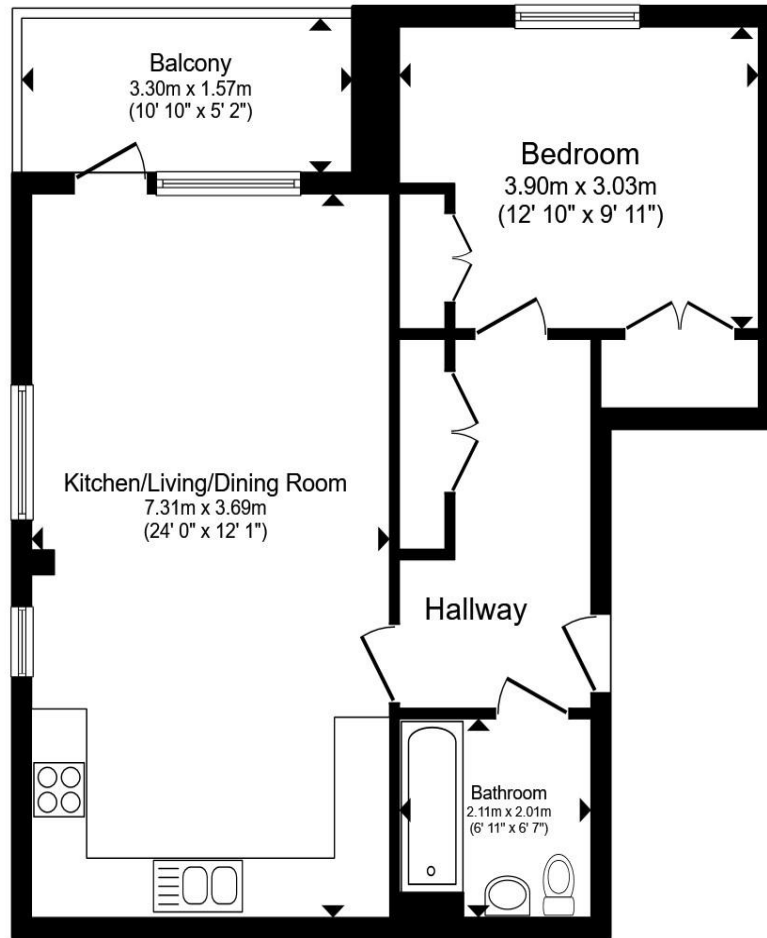
Barnard Marcus are delighted to bring to market this DECEPTIVELY LARGE ONE BEDROOM APARTMENT with STUNNING LONDON SKYLINE VIEWS and access to a WELL- KEPT COMMUNAL GARDEN at Leonard Court. Ideally situated within touching distance of both PECKHAM RYE & QUEENS ROAD PECKHAM STATION, providing easy transport links with LONDON BRIDGE STATION only a 8 MINUTE train journey away!

This property is briefly comprised of ONE GENEROUSLY SIZED BEDROOM, SLEEK OPEN-PLAN KITCHEN AND EXTENSIVE LIVING AREA, FULLY EQUIPPED BATHROOM and PRIVATE BALCONY.

Residents of Leonard Court will benefit from the vibrant local amenities and shopping opportunities of Peckham including, Peckhamplex, The Four Quarters and various shopping opportunities noting the popular Rye Lane and Surrey Quays Shopping Centre. Locals can also find themselves enjoying the excellent bars, Bussey Rooftop Bar, CLF Art Lounge, Peckham Arches and The Old Nun's Head, cafes and other eateries around Peckham and New Cross. For those that need to commute, this property is ideally located for Queens Road station (0.2 miles) for regular Overground and National Rail services into London Bridge (8 mins), Clapham Junction (20 mins) and Shoreditch High Street (18 mins).

This property would be perfect for first time buyers and young working professionals!





Entrance Hall

Kitchen/Living/Dining Room

24' x 12' 1" (7.32m x 3.68m)

Balcony

10' 10" x 5' 2" (3.30m x 1.57m)

Bedroom One

12' 10" x 9' 11" (3.91m x 3.02m)

Bathroom

Total floor area 54.9 m² (591 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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- ONE DOUBLE BEDROOM
- MODERN APARTMENT
- PRIVATE BALCONY
- OPEN-PLAN RECEPTION/KITCHEN
- FULL EQUIPPED BATHROOM

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2172.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Nov 2019. 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/PKM102360](https://www.barnardmarcus.co.uk/Property/PKM102360)



Property Ref:
PKM102360 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


barnard marcus



020 7635 8641



peckham@barnardmarcus.co.uk



152 Rye Lane, Peckham, London, SE15 4NB



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)