

Cheam House Brook Drive, London SE11

barnard marcus

welcome to

Cheam House Brook Drive, London

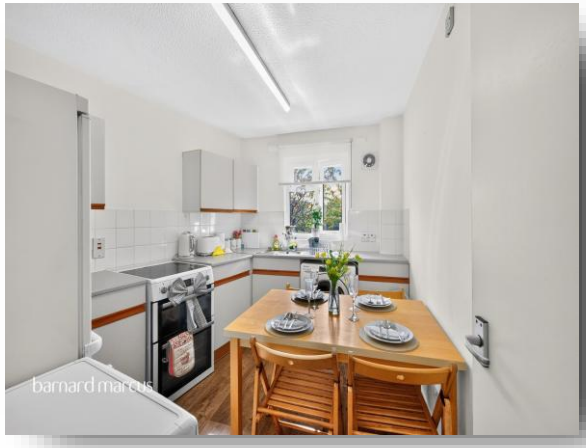
We are pleased to present this very well appointed one double bedroom second floor purpose built apartment to the market, available for sale with the advantage of no onward chain. The property is situated in a small attractive private block and also benefits from its own allocated parking space, a real rarity in this area. The property is located just moments from Elephant & Castle Station (Northern & Bakerloo Line and Overground service), providing regular links into the city, along with multiple bus routes to a variety of locations in and out of London. The UAL and London South Bank University are also within close proximity.

Accommodation comprises an entrance hall, one double bedroom, large living room with ample space for a dining table, separate kitchen/breakfast room and bathroom.

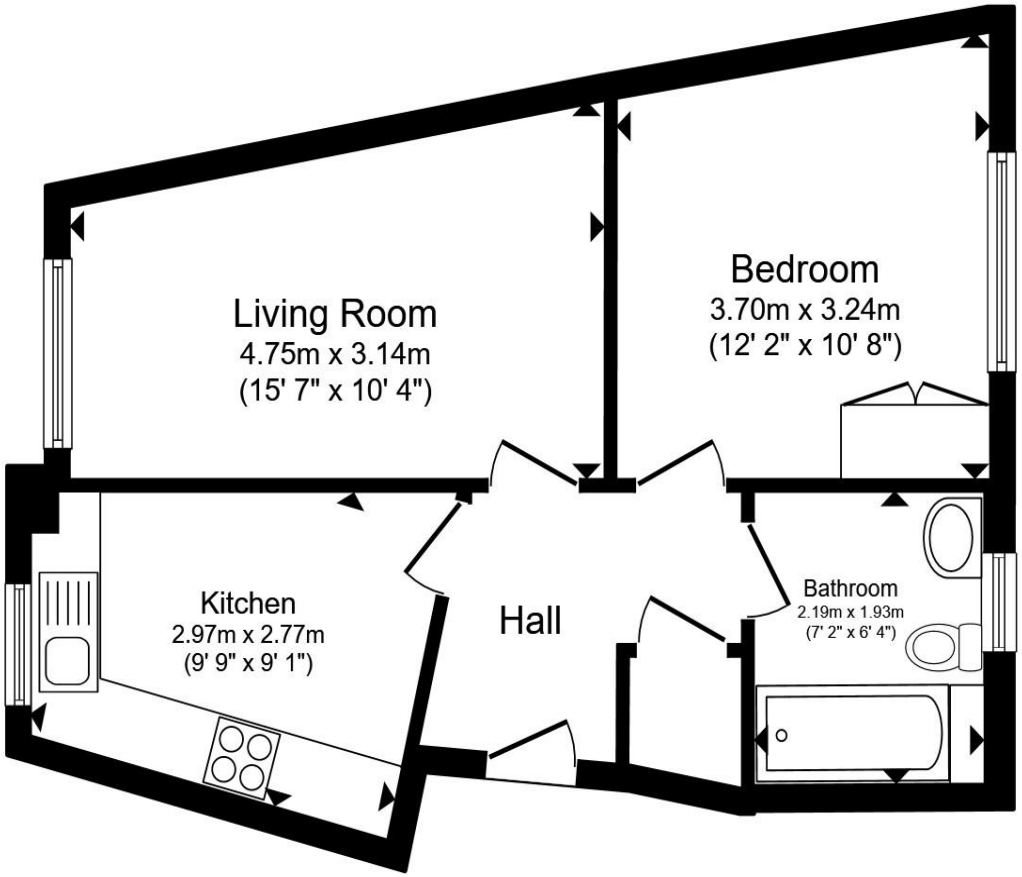
Prompt viewings are advised to avoid missing out.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."











2nd Floor

Total floor area 43.1 m² (464 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
- No Onward Chain
- Allocated Parking Space
- Private Block
- Second Floor

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1932.00
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£350,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110810

The Property Ombudsman

Property Ref:
KGT110810 - 0003

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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