



Rose Way, London SE12 8DN

welcome to **Rose Way, London**

GUIDE PRICE £280,000 - £290,000

Barnard Marcus are delighted to bring to market this well-presented ONE BEDROOM FLAT ideally situated within short distance of LEE STATION which provides services into LONDON BRIDGE, WATERLOO EAST, CANNON STREET, CHARING CROSS all in UNDER 30 MINUTES!

The property briefly comprises of an entrance hall, reception room, PRIVATE BALCONY, utility room, kitchen & bathroom.

Located in the quiet, residential pocket of SE12, Rose Way is a fantastic spot for first-time buyers seeking balance. Commuters benefit from proximity to Grove Park and Lee stations, offering direct links into London Bridge and Charing Cross in under 20 minutes.

Local life revolves around the nearby shops and cafes of Lee High Road, while the green spaces of Sutcliffe Park, Horn Park and Northbrook Park provide perfect weekend retreats. For larger retail hubs and a vibrant nightlife, the bustling centres of Blackheath and Lewisham are just a short bus ride or cycle away.





Entrance Hall

Living Room

16' 1" x 10' 7" (4.90m x 3.23m)

Balcony

Kitchen

8' 10" x 7' 9" (2.69m x 2.36m)

Closet/Utility

6' x 5' 6" (1.83m x 1.68m)

Bedroom One

15' 8" x 8' 10" (4.78m x 2.69m)

Bathroom

welcome to

Rose Way, London

- ONE BEDROOM FLAT
- PRIME SE12 LOCATION
- DIRECT CITY ACCESS FROM LOCAL STATIONS
- CLOSE TO POPULAR GREEN SPACES
- FANTASTIC LOCAL AMENITIES

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1500.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 119 years from 28 May 1994. 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

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM103752



Property Ref:
PKM103752 - 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.



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