



barnard marcus

Lausanne Road, London SE15 2HU

welcome to

Lausanne Road, London

****FOUR DOUBLE BEDROOM three storey FAMILY HOME marketed with NO ONWARD CHAIN****

The property briefly comprises of an entrance hall, cloakroom, bathroom, reception room, kitchen, PRIVATE REAR GARDEN, FOUR DOUBLE



Barnard Marcus are delighted to bring to market this FOUR DOUBLE BEDROOM TERRACED FAMILY HOME set over THREE STORIES and ideally situated within short distance of QUEENS ROAD STATION which serves LONDON BRIDGE in LESS THAN 10 MINUTES!

MARKETED WITH NO ONWARD CHAIN.

The property briefly comprises of an entrance hall, cloakroom, bathroom, reception room, kitchen, PRIVATE REAR GARDEN, FOUR DOUBLE BEDROOMS, & two further bathrooms.

Lausanne Road is in the heart of Nunhead, situated just a stone's throw away from the renowned Peckham Rye Park, residents can relish in the peaceful surroundings and enjoy the array of outdoor activities on offer. Surrounding the property are an abundance of popular local amenities, including trendy cafes and restaurants, independent boutiques and shops selling artisan products.

For those that value convenience, Morrisons supermarket can be found within walking distance. In terms of transport links, the property is well-connected, with both Nunhead and Queens Road Stations on the property's doorstep. For families with young children, there are several schools in close proximity, including the highly rated Harris Academy Peckham. This property would be perfect for families, first time buyers and investors alike.

Entrance Hall

Cloakroom

Bathroom

5' 1" x 4' 6" (1.55m x 1.37m)

Living Room

16' 2" x 10' 3" (4.93m x 3.12m)

Kitchen

16' 2" x 8' 7" (4.93m x 2.62m)

Bedroom One

13' 10" x 10' 4" (4.22m x 3.15m)

Bedroom Three

13' 9" x 8' 9" (4.19m x 2.67m)

Bathroom

7' 10" x 5' 6" (2.39m x 1.68m)

Bedroom Two

13' 11" x 9' 11" (4.24m x 3.02m)

Bedroom Four

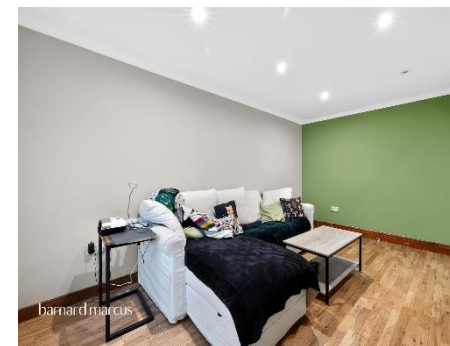
11' 9" x 8' 5" (3.58m x 2.57m)

Shower Room

7' 8" x 5' 4" (2.34m x 1.63m)

Rear Garden

25' 3" x 20' 2" (7.70m x 6.15m)



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welcome to

Lausanne Road, London

- FOUR BEDROOMS
- THREE BATHROOMS
- THREE STOREY
- CLOSE TO QUEENS ROAD & NUNHEAD STATIONS
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£700,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM103548



Property Ref:
PKM103548 - 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.



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