



St. Cyprians Court Braxfield Road, London SE4 2AW

welcome to

St. Cyprians Court Braxfield Road, London

****TWO BEDROOM APARTMENT with PRIVATE TERRACE****

The property briefly comprises entrance hall, utility cupboard, OPEN-PLAN reception room/ kitchen, TWO GENEROUSLY SIZED BEDROOMS, bathroom & PRIVATE TERRACE

Entrance Hall

Living/ Dining Room

15' 1" x 13' 5" (4.60m x 4.09m)

Kitchen

13' 1" x 6' 7" (3.99m x 2.01m)

Bedroom One

13' 1" x 11' 2" (3.99m x 3.40m)

Bedroom Two

13' 1" x 7' 3" (3.99m x 2.21m)

Bathroom

Terrace

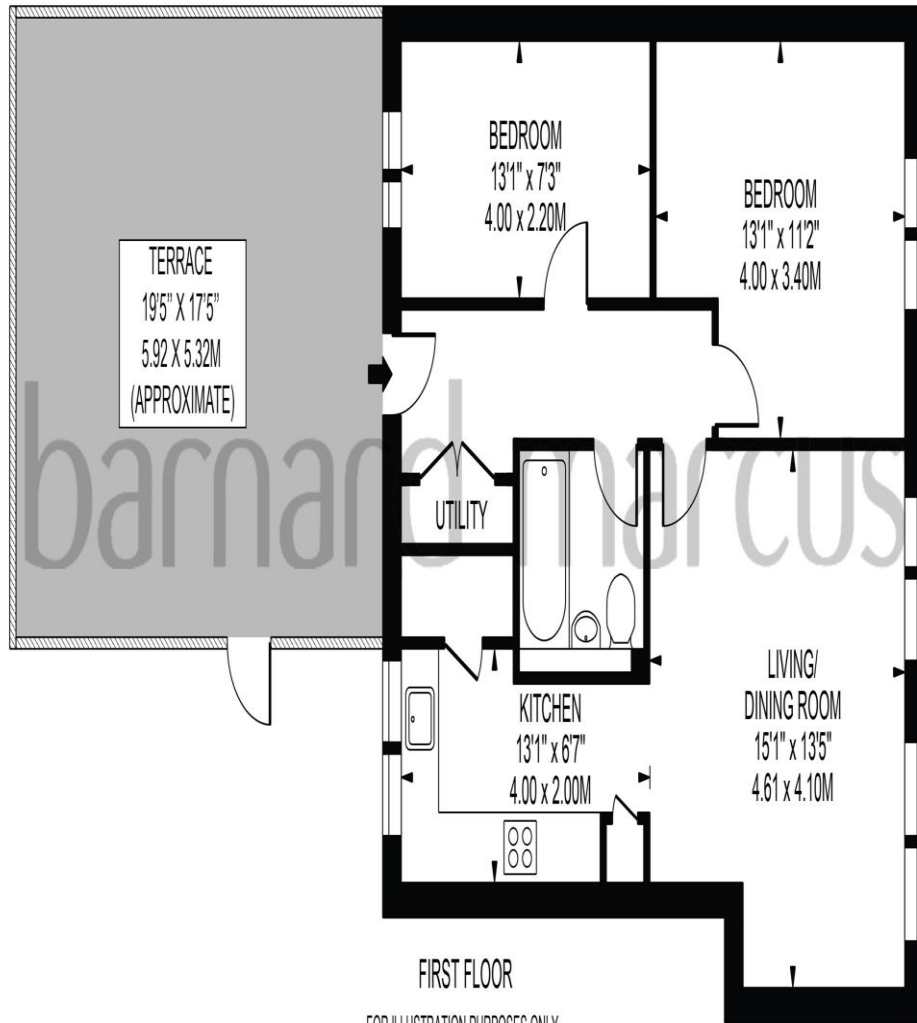
19' 5" x 17' 5" (5.92m x 5.31m)

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

ST. CYPRIAN'S COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 653 SQ FT - 60.66 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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**St. Cyprians Court Braxfield Road,
London**

- TWO BEDROOM APARTMENT
- FIRST FLOOR
- PRIVATE TERRACE
- LEASEHOLD
- CLOSE TO BROCKLEY & CROFTON PARK STATIONS

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 500.00

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



view this property online barnardmarcus.co.uk/Property/PKM103562



Property Ref:
PKM103562 - 0002

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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barnard marcus



020 7635 8641



peckham@barnardmarcus.co.uk



152 Rye Lane, Peckham, LONDON, SE15 4NB



barnardmarcus.co.uk