



barnard marcus

Brook Drive, London SE11



welcome to

Brook Drive, London

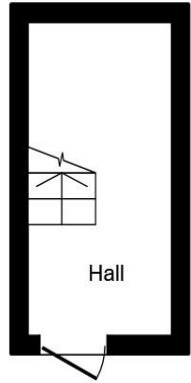
We are delighted to present this Victorian split-level period conversion flat set over the first and second floors boasting a spacious reception room, recently refurbished Kitchen and Bathroom and two generously sized double bedrooms.

Situated just a short walk from the Imperial War Museum, this home is perfectly positioned to enjoy the peaceful surroundings of a historic neighbourhood. With the Southbank's lively restaurants and bars nearby, as well as excellent transport links to Central London with Lambeth North (0.3 miles), Elephant & Castle (0.5 miles) and Waterloo (0.7 miles). This property offers the perfect balance of tranquil living and vibrant city life and is available with the benefit of no onward chain.

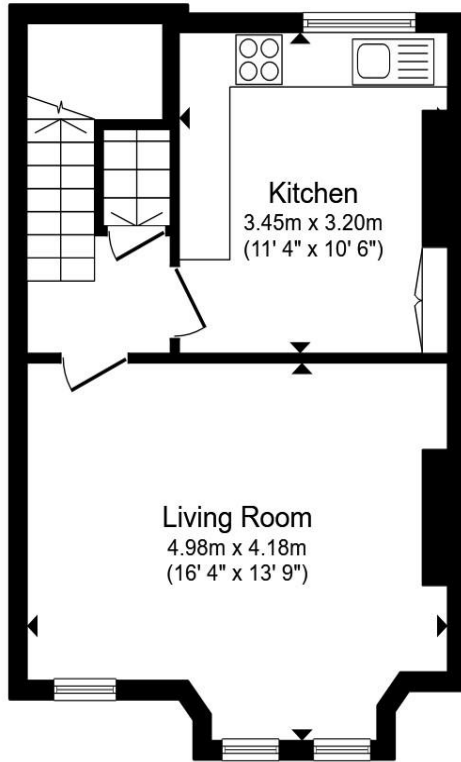
Accommodation comprises an entrance hall, reception, two double bedrooms, separate kitchen and bathroom.

Early viewings are advised to avoid disappointment.

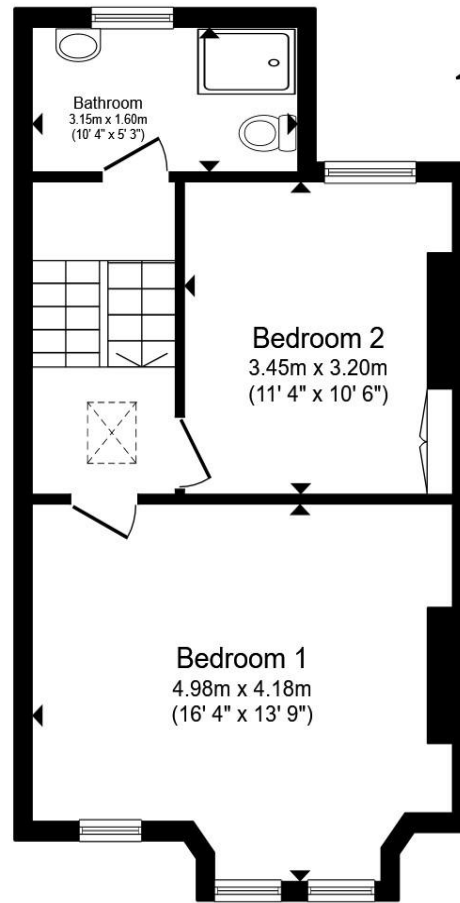




Ground Floor



First Floor



Second Floor



Total floor area 84.6 m² (911 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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Brook Drive, London

- Two Double Bedrooms
- Split-level Period Conversion
- Great Internal Condition
- Chain Free
- Popular Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1997. 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

£550,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/KGT111142](https://www.barnardmarcus.co.uk/Property/KGT111142)



Property Ref:
KGT111142 - 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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