



barnard marcus

Burghill Road, London SE26 4HL

welcome to **Burghill Road, London**

A fantastic opportunity presents itself to acquire this delightful ground floor maisonette situated on Burghill Road, SE26.

The property boasts a bright and spacious feel throughout and comprises spacious reception room, two double bedrooms kitchen breakfast room and contemporary bathroom and separate w/c with numerous benefits to include private garden and access to local amenities.

Burghill Road is located in the heart of Sydenham and It is set within easy reach of Sydenham and Crystal Palace which combined offer a delightful variety of bars, shops and restaurants as well as local greenery including Mayow Park, Wells Park and Crystal Palace Park providing a range of activities that includes a National Sports Centre and Boating Lake.

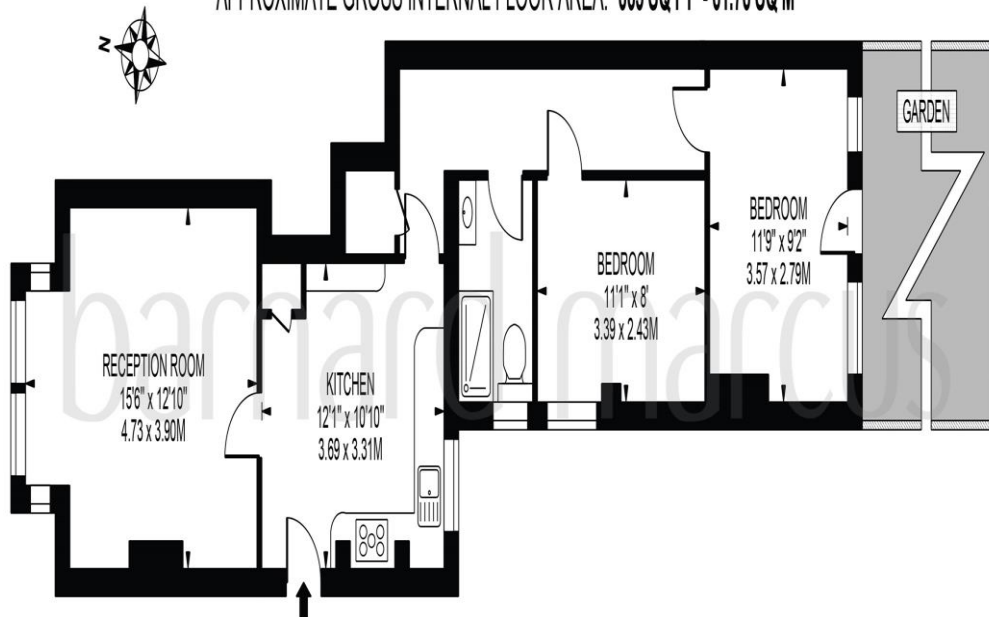
Local transport links are available, with Sydenham station (London Overground West Croydon to Highbury & Islington via Canada Water and Southern Rail for London Bridge) and Forest Hill. There are also a number of local bus routes.

Early viewing requests are highly recommended to avoid disappointment!



BURGHILL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 665 SQ FT - 61.76 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.



welcome to

Burghill Road, London

- Close Proximity to Sydenham High Street
- Two Bedrooms
- Recently fully refurbished
- Spacious Reception Room
- Kitchen Breakfast Room

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Apr 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SYD103229



Property Ref:
SYD103229 - 0007

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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