



barnard marcus

Layard Square, London SE16 2JG



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welcome to

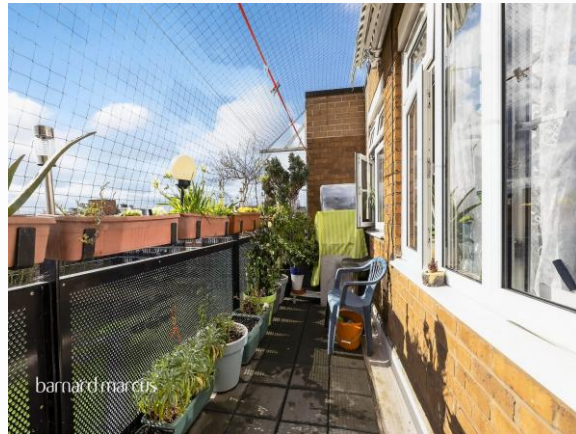
Layard Square, London

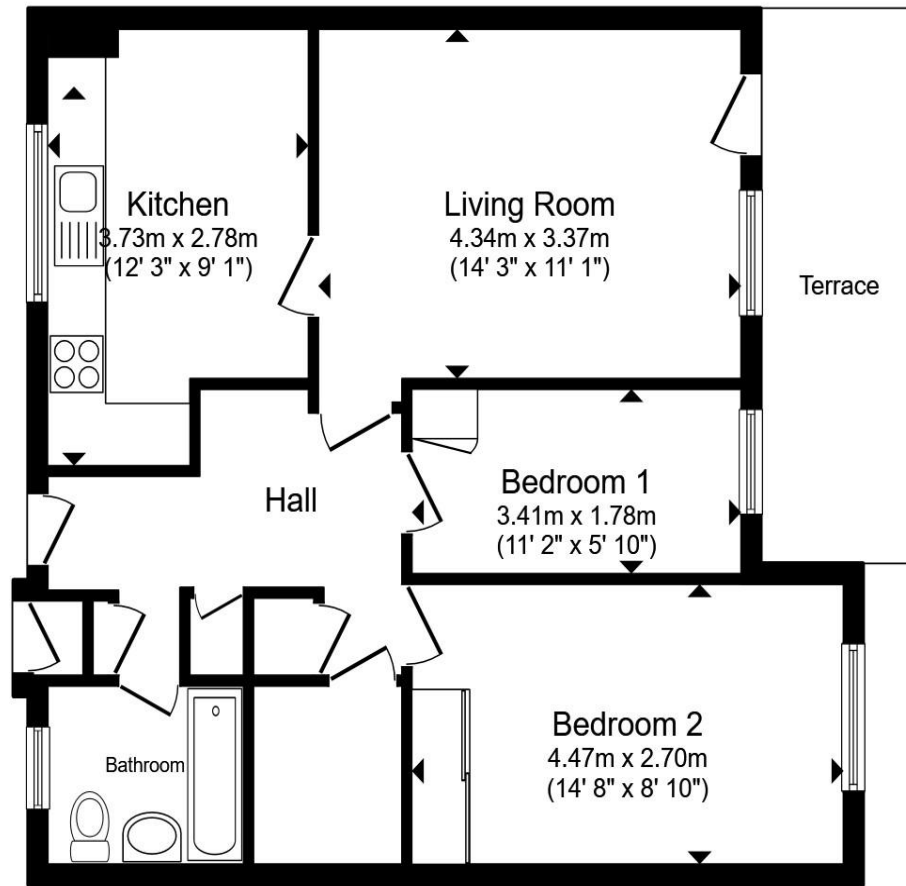
Barnard Marcus are delighted to bring to market this well-presented and well-proportioned TWO BEDROOM FLAT ideally situated within short distance of BERMONDSEY STATION which provides services into GREEN PARK & beyond in UNDER 9 MINUTES!

This home briefly comprises of an entrance hall, living room, balcony/terrace, separate kitchen, TWO GENEROUSLY SIZED BEDROOMS & bathroom.

Located in the heart of Bermondsey, Layard Square offers the perfect blend of modern convenience and vibrant city living. Just a short walk from Bermondsey Station (Jubilee Line) and South Bermondsey (National Rail), it provides effortless commutes to Canary Wharf and London Bridge.

Professionals will love being steps away from the Bermondsey Beer Mile and the artisanal shops of Maltby Street Market. With the green spaces of Southwark Park nearby and trendy cafes lining the river, it's an ideal spot for first-time buyers seeking a social, well-connected London lifestyle.





Floor Plan

Entrance Hall

Living Room

14' 3" x 11' 1" (4.34m x 3.38m)

Balcony/Terrace

Kitchen

12' 3" x 9' 1" (3.73m x 2.77m)

Bathroom

Bedroom One

11' 2" x 5' 10" (3.40m x 1.78m)

Bedroom Two

14' 8" x 8' 10" (4.47m x 2.69m)

Total floor area 60.7 m² (654 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



welcome to

Layard Square, London

- TWO GENEROUSLY SIZED BEDROOMS
- TOP FLOOR FLAT
- IDEAL FOR FIRST TIME BUYERS & INVESTORS ALIKE
- PRIVATE TERRACE/BALCONY
- SEPARATE KITCHEN

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 4563.10

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Jan 2000. 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

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/PKM103298](https://www.barnardmarcus.co.uk/Property/PKM103298)



Property Ref:
PKM103298 - 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.

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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