



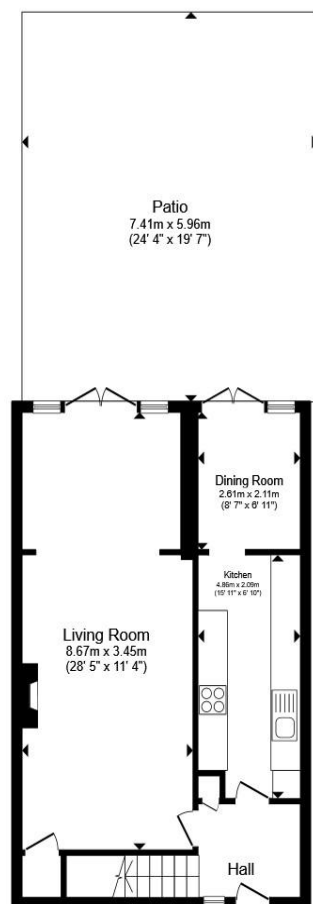
**Manor Grove, London SE15 1EH**

**welcome to**

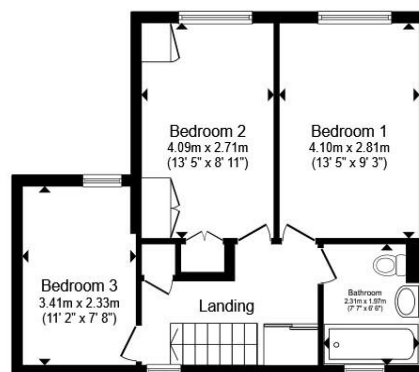
**Manor Grove, London**

The property briefly comprises of an entrance hall, OPEN-PLAN living room, kitchen & separate dining room, THREE GENEROUSLY SIZED BEDROOMS, bathroom & PRIVATE REAR GARDEN.





**Ground Floor**



**First Floor**



Barnard Marcus delighted to bring to market this well-proportioned THREE-BEDROOM MID-TERRACE HOME marketed with NO ONWARD CHAIN and ideally situated within short distance of the OLD KENT ROAD AND SOUTH BERMONDSEY STATION which offers services into LONDON BRIDGE, WATERLOO, WESTMINSTER, GREEN PARK, CANARY WHARF & STRATFORD all in as little as 5 MINUTES!

The property briefly comprises of an entrance hall, OPEN-PLAN living room, kitchen & separate dining room, THREE GENEROUSLY SIZED BEDROOMS, bathroom & PRIVATE REAR GARDEN.

Manor Grove offers an exceptional opportunity for a first-time buyer seeking a vibrant Southeast London lifestyle. Perfect for young professionals, the property provides excellent transport links, situated within easy reach of both Queens Road Peckham and South Bermondsey stations for rapid connections into London Bridge and the City. This up-and-coming pocket borders the thriving social hubs of Peckham and Bermondsey, placing artisan coffee shops, trendy craft beer breweries, and independent eateries right on your doorstep. With the vast green expanses of Burgess Park nearby, this location balances urban connectivity with fantastic local amenities.

Total floor area 97.7 m<sup>2</sup> (1,051 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](http://www.propertybox.io)



welcome to

## Manor Grove, London

- PRIME SE15 LOCATION ON THE PECKHAM AND SOUTH BERMONDSEY BORDER
- EXCELLENT TRANSPORT LINKS
- CLOSE TO THE JUBILEE LINE AT BERMONDSEY UNDERGROUND STATION
- PROXIMITY TO BURGESS PARK
- IDEAL FIRST-TIME BUYER OPPORTUNITY

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

offers in excess of

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/PKM104040](https://barnardmarcus.co.uk/Property/PKM104040)



Property Ref:  
PKM104040 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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