



barnard marcus

**Marlborough Close, London SE17**



**welcome to**

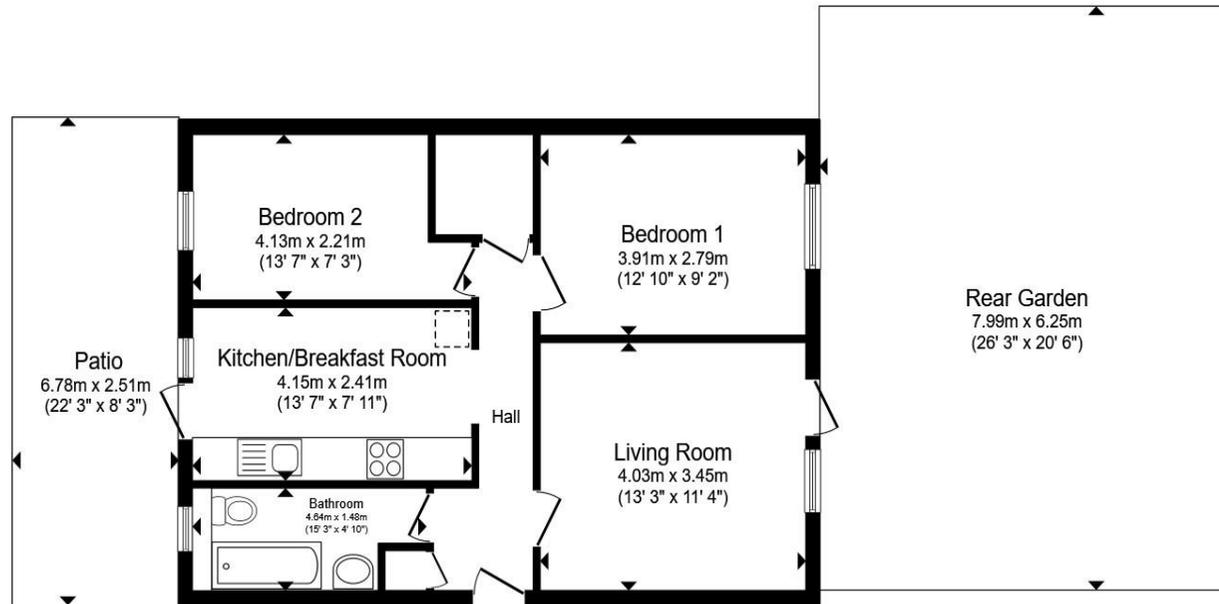
## **Marlborough Close, London**

We are delighted to introduce this well appointed two double bedroom ground floor purpose built apartment with direct access to a large private rear garden as well as a good size private terrace to the front. Spanning nearly 1000 sq ft this sizeable property is situated in a popular low rise brick built block and is available for sale with the benefit of no onward chain. The property is situated in one of the area's most desirable residential locations equidistance from Kennington Tube Station (Northern Line) and Elephant & Castle Station (Northern, Bakerloo & Overground lines). A new town centre is emerging at Elephant and Castle, with work now well underway to create a new shopping centre, an upgraded tube station and a cutting-edge new campus for the London College of Communication.

Accommodation consists of an entrance hall, two genuine double bedrooms of similar proportions, large living room, separate kitchen/breakfast room, bathroom, private rear garden and front terrace.

Early viewings advised as quick sale expected.





## Ground Floor

Total floor area 58.5 m<sup>2</sup> (630 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)

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## Marlborough Close, London

- Two Double Bedrooms
- Ground Floor
- Sought After Location
- No Onward Chain
- Large Private Garden & Private Front Terrace

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 4784.50

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Oct 1988. 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

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT111136](https://www.barnardmarcus.co.uk/Property/KGT111136)



Property Ref:  
KGT111136 - 0004

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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