



**Gunning Street, London SE18 1BY**



**welcome to**

## **Gunning Street, London**

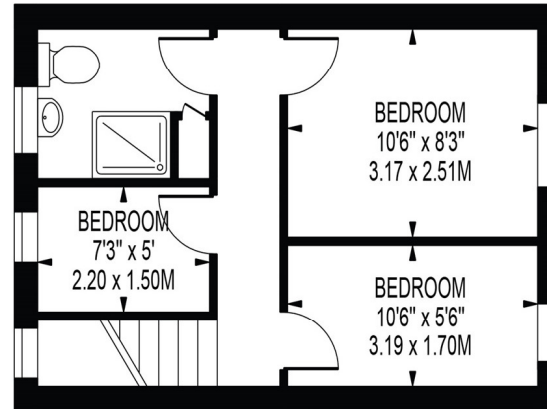
**\*\*THREE BEDROOM MID-TERRACE HOUSE\*\***

The property briefly comprises of an entrance hall, living room, dining room, kitchen, cloakroom, THREE BEDROOMS, bathroom & PRIVATE REAR GARDEN.

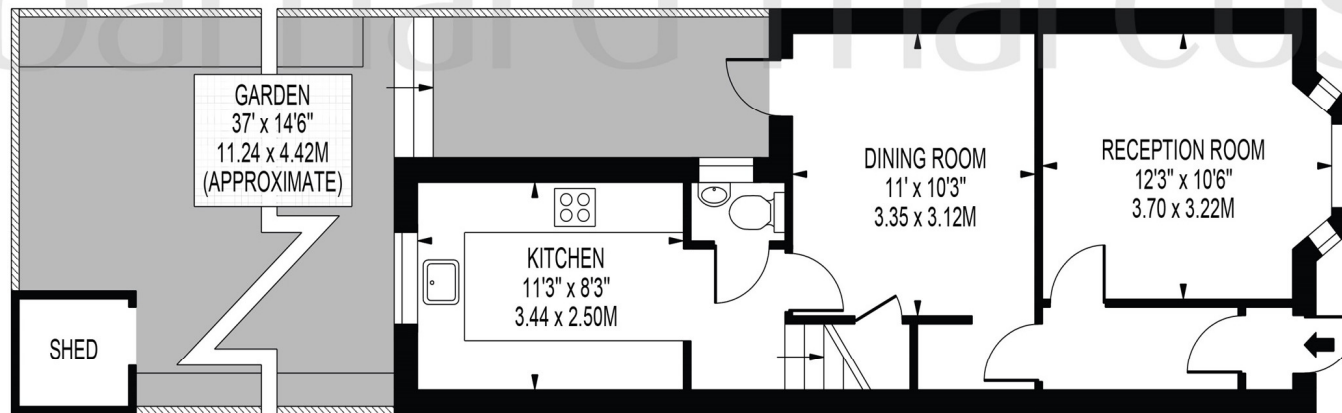


# GUNNING STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 730 SQ FT - 67.84 SQ M



FIRST FLOOR



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.

## Entrance Hall

## Reception Room

12' 3" x 10' 6" ( 3.73m x 3.20m )

## Dining Room

11' x 10' 3" ( 3.35m x 3.12m )

## Kitchen

11' 3" x 8' 3" ( 3.43m x 2.51m )

## Cloakroom

## Bedroom One

10' 6" x 8' 3" ( 3.20m x 2.51m )

## Bedroom Two

10' 6" x 5' 6" ( 3.20m x 1.68m )

## Bedroom Three

7' 3" x 5' ( 2.21m x 1.52m )

## Bathroom

## Rear Garden

37' x 14' 6" ( 11.28m x 4.42m )

## Shed



welcome to

## Gunning Street, London

- THREE BEDROOMS
- MID-TERRACED HOUSE
- FREEHOLD
- PRIVATE REAR GARDEN
- DOWNSTAIRS WC

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

**£425,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/PKM103564](https://barnardmarcus.co.uk/Property/PKM103564)



Property Ref:  
PKM103564 - 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.

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