



Peabody Hill, London SE21 8LA

welcome to Peabody Hill, London

- ONE BEDROOM FLAT
- SECOND FLOOR
- IDEAL FOR FIRST TIME BUYERS & INVESTORS ALIKE
- IMMACULATELY PRESENTED THROUGHOUT
- CLOSE TO TULSE HILL STATION

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: 2096.04
Ground Rent: 450.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price
£280,000

ONE BEDROOM IMMACULATELY PRESENTED FLAT

The property briefly comprises of an entrance hall, RECEPTION ROOM, separate kitchen, GENEROUSLY SIZED BEDROOM & bathroom.



Entrance Hall

Lounge

15' 9" x 9' 9" (4.80m x 2.97m)

Kitchen

12' 11" x 6' 6" (3.94m x 1.98m)

Bedroom One

13' x 11' 3" (3.96m x 3.43m)

Bathroom

view this property online barnardmarcus.co.uk/Property/PKM103317



Property Ref:
PKM103317 - 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.

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barnard marcus



020 7635 8641



peckham@barnardmarcus.co.uk



152 Rye Lane, Peckham, LONDON, SE15 4NB



barnardmarcus.co.uk