



Ryegates Brayards Road Estate, London SE15 2DF

welcome to

Ryegates Brayards Road Estate, London

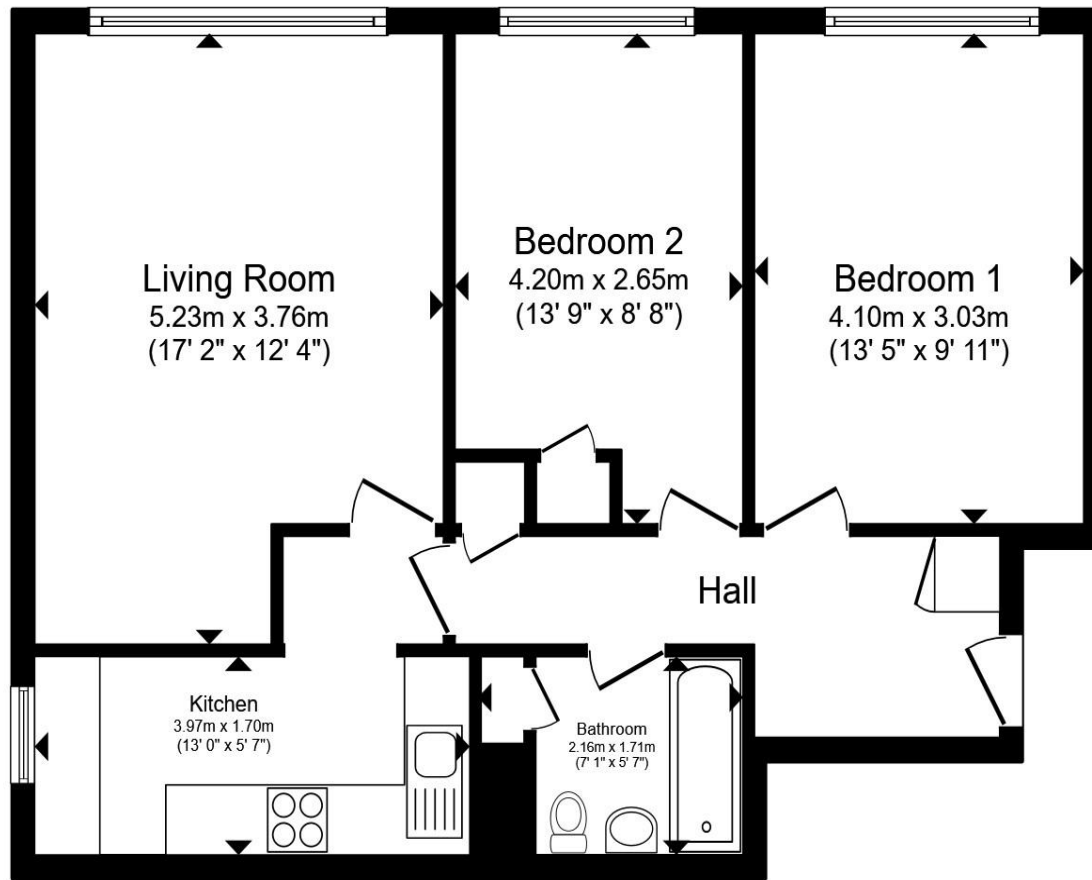
****GUIDE PRICE £325,000 - £350,000****

Barnard Marcus are delighted to bring to market this recently RENOVATED TWO BEDROOM ground floor FLAT ideally situated within short distance of both QUEENS ROAD & NUNHEAD STATIONS and marketed with NO ONWARD CHAIN!!

The property briefly comprises of an entrance hall, reception room, separate kitchen, bathroom & TWO GENEROUSLY SIZED BEDROOMS.

Benefitting from excellent transport connections at Queens Road Peckham & Nunhead Stations just a short walk away, providing Overground and National Rail services to London Bridge, Clapham Junction, and Canada Water for seamless commuting. Numerous bus routes run through the area, ensuring easy access to central London, Camberwell, and Greenwich.





Ground Floor

Total floor area 63.2 m² (681 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



Entrance Hall

Reception Room

17' 2" x 12' 4" (5.23m x 3.76m)

Kitchen

13' x 5' 7" (3.96m x 1.70m)

Bathroom

Bedroom One

13' 5" x 9' 11" (4.09m x 3.02m)

Bedroom Two

13' 9" x 8' 8" (4.19m x 2.64m)

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- TWO BEDROOM
- GROUND FLOOR FLAT
- RECENTLY RENOVATED
- GENEROUSLY SIZED ROOMS
- SEPARATE KITCHEN

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2614.44

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Jul 2007. 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

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/PKM103658](https://www.barnardmarcus.co.uk/Property/PKM103658)



Property Ref:
PKM103658 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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