



Spurrings Court Elmington Road, London SE5 7FX

welcome to

Spurrings Court Elmington Road, London

****ONE BEDROOM SHARED OWNERSHIP FLAT WITH PRIVATE BALCONY IN CAMBERWELL****

We at Barnard Marcus are happy to present to market this MODERN flat in the sought-after area of Camberwell. The property benefits from a PRIVATE BALCONY, CONTEMPORARY FINISHING'S and easy transport links with CAMBERWELL STATION ONLY 11 MINUTES AWAY!

This property is briefly comprised of entrance hall, SPACIOUS BEDROOM, OPEN-PLAN LIVING ROOM AND KITCHEN SPACE, and MODERN BATHROOM.

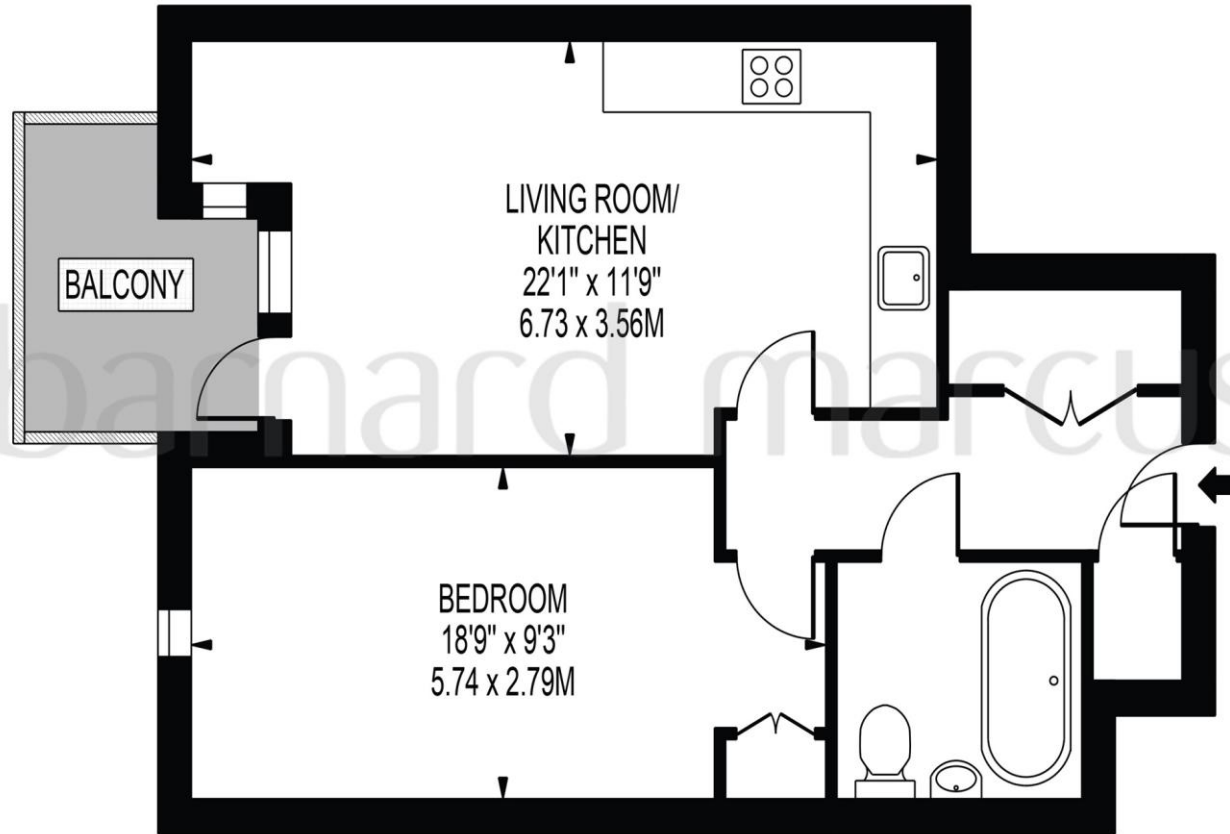
Residents of Spurring's Court can enjoy a multitude of local amenities, including a variety of eateries, restaurants, and cafes within the immediate vicinity. For those looking to explore beyond the local area, excellent transport links abound. Camberwell Railway Station is just a 11 minute walk away (approximately 0.6 miles), while Denmark Hill Station is conveniently located 18 minutes away (0.8 miles). Additionally offered is a wide variety of bus routes that connect to destinations as far-reaching as Oxford Circus, Lewisham and further!

Don't miss the opportunity to make this charming flat your new home!



SPURRINGS COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 530 SQ FT - 49.28 SQ M



Living Room/Kitchen
22' 1" x 11' 9" (6.73m x 3.58m)

Bedroom One
18' 9" x 9' 3" (5.71m x 2.82m)

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.

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- ONE BEDROOM FLAT
- LEASEHOLD
- PRIVATE BALCONY
- OPEN-PLAN LIVING ROOM AND KITCHEN SPACE
- CONTEMPORARY FINISHING'S THROUGHOUT

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2493.00

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 10 May 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£138,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM102949



Property Ref:
PKM102949 - 0008

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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