



barnardmarcus

Gaumont House Marmont Road, London SE15 5TL



welcome to

Gaumont House Marmont Road, London

GUIDE PRICE *£400,000 - £425,000*

An IMMACULATELY PRESENTED TWO BEDROOM FLAT with rare SOUTH & NORTH VIEWS. The property has been tastefully upgraded throughout with OAK FLOORS & UNDERFLOOR HEATING, and is ideally positioned for buyers seeking EXCELLENT TRANSPORT LINKS at both PECKHAM RYE & QUEENS ROAD STATIONS which provide services into LONDON BRIDGE and other major LONDON stations in UNDER 10 MINUTES!

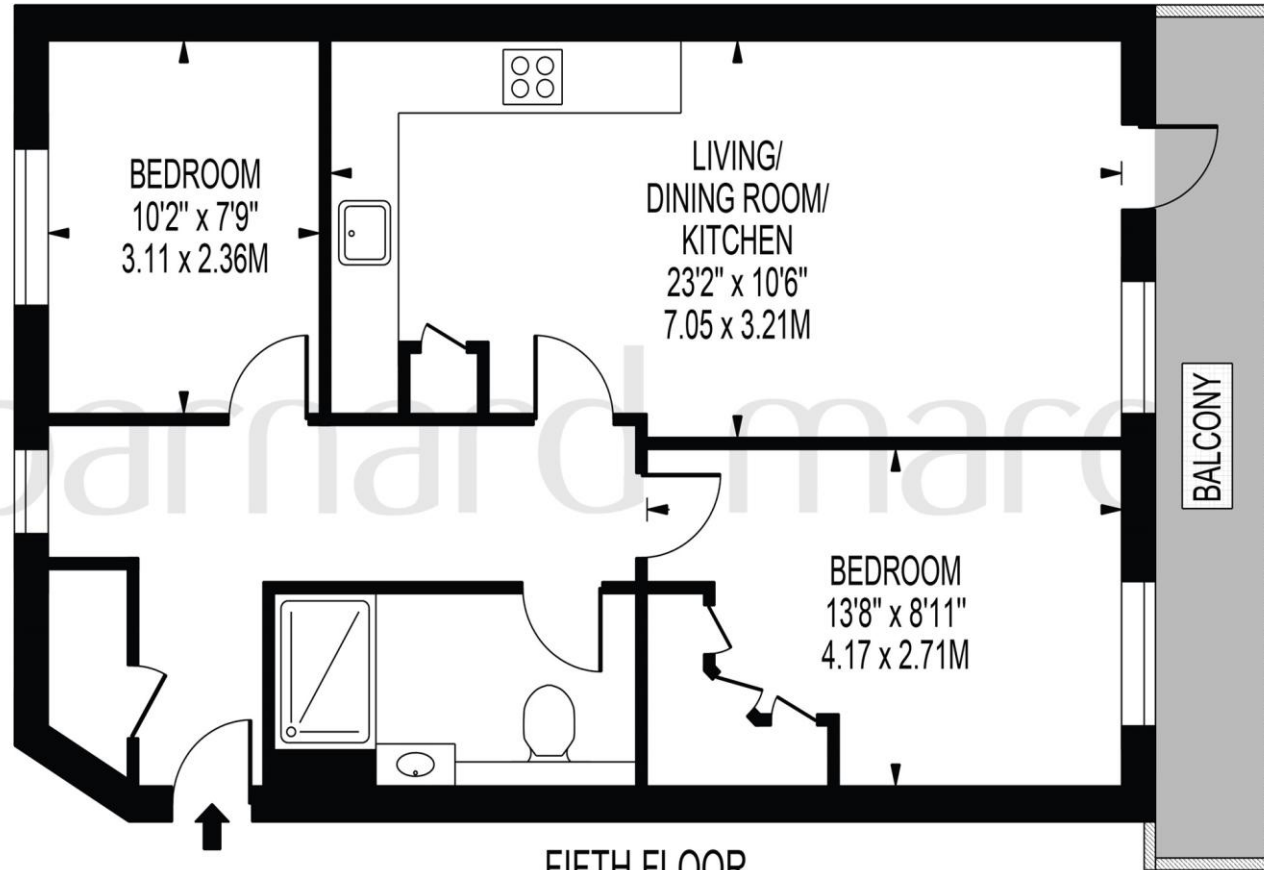
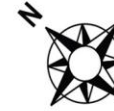
The property briefly comprises of an entrance hall, OPEN-PLAN RECEPTION/KITCHEN, private SOUTH-FACING BALCONY, two generously sized bedrooms & bathroom.

Situated ideally for convenient access to Peckham's bustling town centre. The rejuvenated Queens Road is within walking distance providing alternate route options into the city as well as a variety of other popular destinations via Queens Road station. A variety of neighbouring bars and restaurants, including venues such as the Prince Of Peckham, Meet District, Kudu and popular Beer Rebellion further compliment this location.



GAUMONT HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 632 SQ FT - 58.70 SQ M



FIFTH 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

Living Room/ Dining/ Kitchen

23' 2" x 10' 6" (7.06m x 3.20m)

Balcony

Bedroom One

13' 8" x 8' 11" (4.17m x 2.72m)

Bedroom Two

10' 2" x 7' 9" (3.10m x 2.36m)

Bathroom

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- TWO BEDROOM FLAT
- PRIVATE south-facing BALCONY
- Oak flooring and UNDERFLOOR HEATING
- IDEAL FOR FIRST TIME BUYERS & INVESTORS ALIKE
- Immaculately presented throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 30 Mar 2006. 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

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM102066



Property Ref:
PKM102066 - 0015

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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