



barnard marcus

Pullens Buildings Peacock Street, London SE17



welcome to

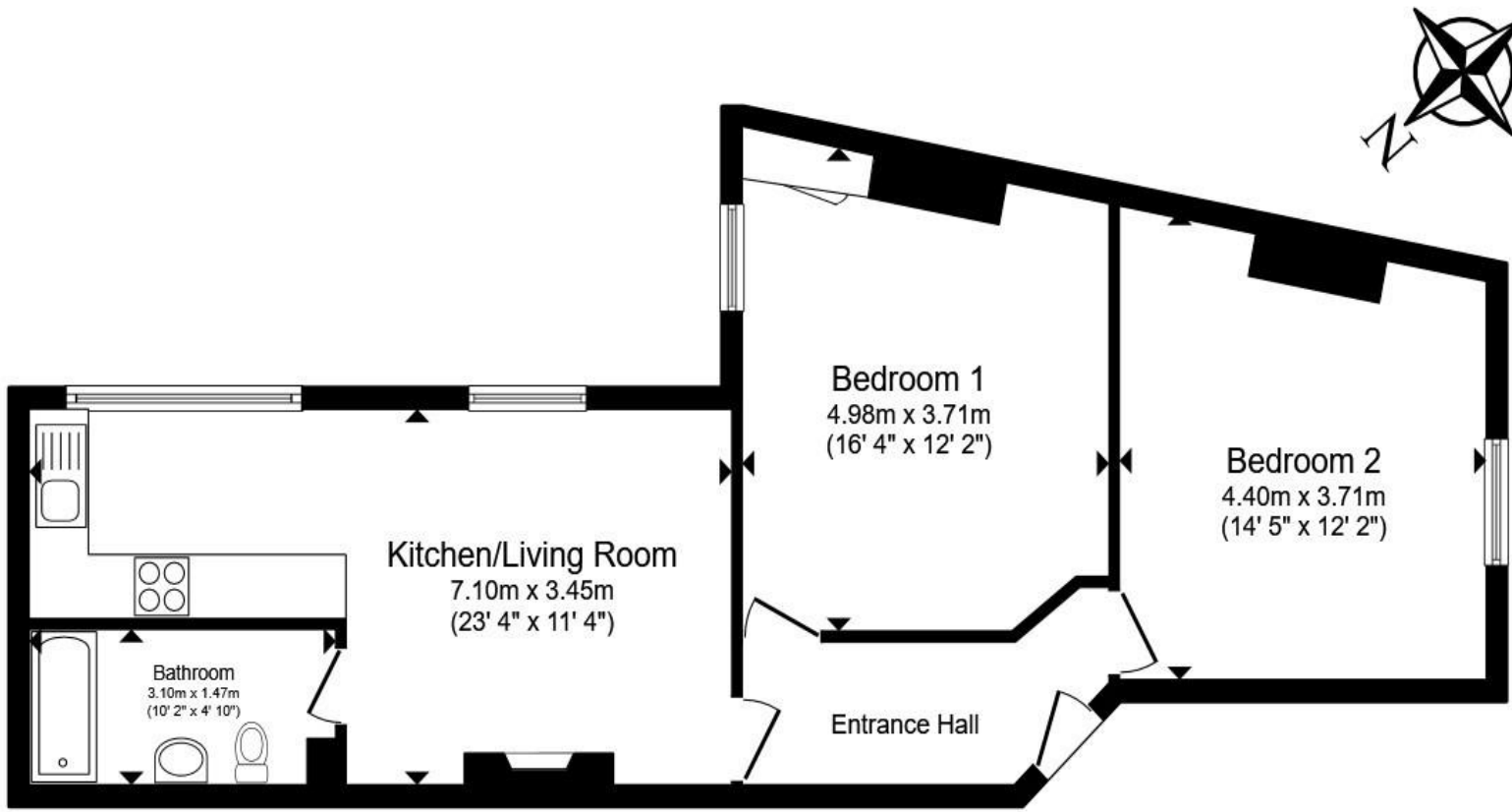
Pullens Buildings Peacock Street, London

Situated on the top floor of the iconic Pullens Buildings, the superior size and width of this unique one-off property are instantly noticeable. Positioned on the corner of the building not immediately over-looking other properties giving a pleasing open outlook and additional light. Available for sale with the benefit of no onward chain this beautiful period apartment boasts a wealth of charm and character associated with its heritage and also enjoys access to a communal roof terrace with far reaching views over London. The property is situated in a sought after residential location and is close to the wide selection of amenities available on the Walworth Road and the new Elephant Square development is within walking distance with its array of shops, restaurants and supermarkets. Transport Links are provided by Kennington Tube Station (Northern Line) and Elephant & Castle station (Northern Line and Overground) along with a multitude of bus routes into the city. The green space of Pullens Gardens is on the doorstep and Pasley Park and Kennington Park can also be found nearby.

Accommodation comprises a sizable entrance hall, two double bedrooms, open plan kitchen/reception room and bathroom.

Early viewing advised as quick sale expected.





Floor Plan

Total floor area 62.2 m² (669 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



welcome to

Pullens Buildings Peacock Street, London

- Two Double Bedrooms
- Top Floor
- Pullens Buildings
- Access to Roof Terrace
- No Onward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1080.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Jun 1989. 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

£475,000



view this property online barnardmarcus.co.uk/Property/KGT110573



Property Ref:
KGT110573 - 0005

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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Please note the marker reflects the
postcode not the actual property