



barnard marcus

**The Firs Venner Road, LONDON SE26 5EH**

**welcome to**  
**The Firs Venner Road, LONDON**

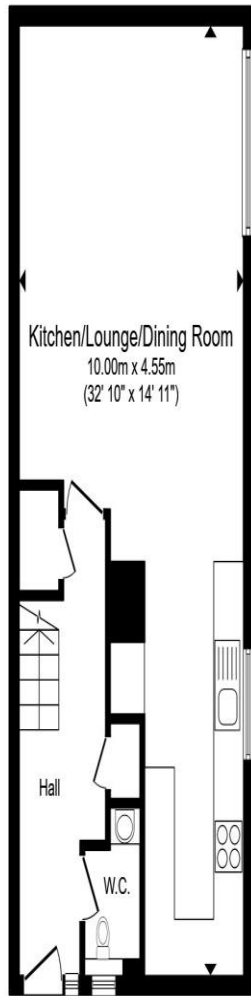
Introducing to the SE26 a stunning duplex apartment featuring three generous double bedrooms, set on one of Sydenham's most sought-after residential roads.

Perfectly positioned on Venner Road, this elegant home places you just moments from the independent boutiques, cafés, and restaurants of Sydenham High Street, as well as the excellent transport links of Sydenham Mainline Station.

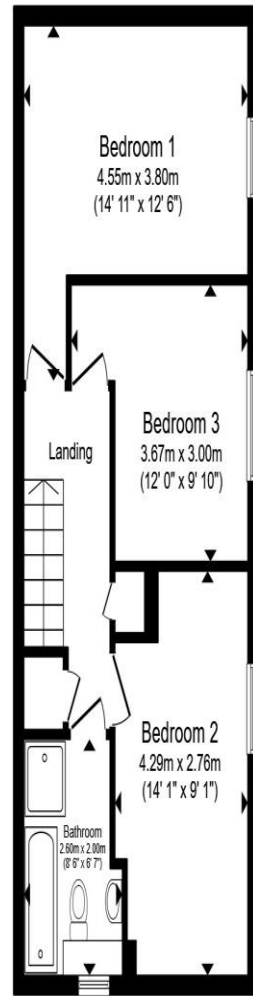
Spread across two beautifully presented floors, the accommodation is flooded with natural light and finished to an exceptional standard throughout. The thoughtfully arranged layout includes three spacious bedrooms, an ultra-modern four-piece bathroom suite, a convenient downstairs W/C, ample built-in storage, and a superb open-plan kitchen/diner an ideal space for relaxing, cooking, and entertaining. Properties of this calibre and location rarely come to market.







**Ground Floor**



**First Floor**



Total floor area 92.5 m<sup>2</sup> (995 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](http://www.propertybox.io)



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## **The Firs Venner Road, LONDON**

- Three Bedrooms
- Modern Bathroom / Downstairs WC
- Chain Free
- Close to Sydenham Station
- Split-Level Apartment

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1397.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SYD103244](https://barnardmarcus.co.uk/Property/SYD103244)



Property Ref:  
SYD103244 - 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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