



Larcom Street, London SE17

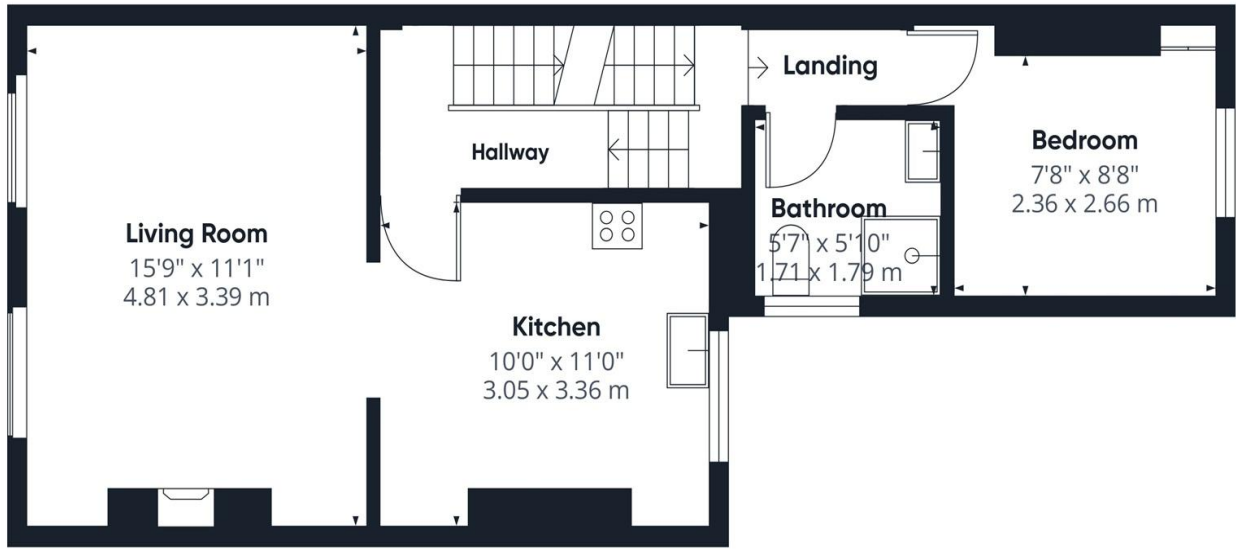
welcome to
Larcom Street, London

Situated in one of the area's most prestigious residential streets is this well-appointed three double bedroom split level period maisonette, available for sale with no onward chain. Arranged over the first and second floors of this imposing period residence this beautiful property has retained a wealth of the charm and character associated with its heritage. Offering three genuine double bedrooms of similar proportions and being laid out over two floors, the property really does have the feeling of a small house. Situated in one the area's most sought after tree lined streets transport links are provided by Elephant & Castle station (Northern & Bakerloo Lines and Overground service) along with a wide selection of bus routes. The nearby Walworth Road provides a host of shops, restaurants and supermarkets and the green spaces of Nursery Row Park are just a short distance away.

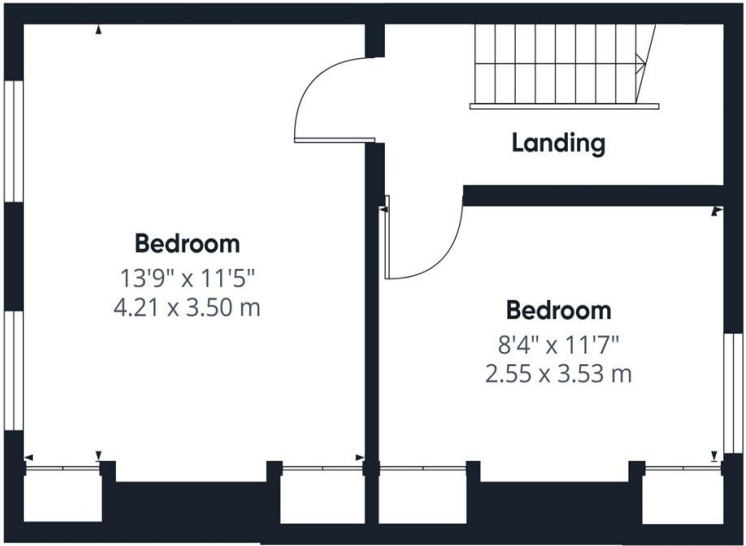
Accommodation comprises an entrance hall, three genuine double bedrooms, bathroom and a large open plan kitchen/dining/reception.

Early viewings advised as quick sale is expected.





Floor 0



Floor 1



GLA⁽¹⁾

858.76 ft²
79.78 m²

Total

858.76 ft²
79.78 m²

(1) Finished, above grade

Ext. wall thickness assumed: 6 in/15.24 cm

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

welcome to

Larcom Street, London

- Three Double Bedrooms
- Period Property
- Split Level
- No Onward Chain
- Sought After Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£625,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111193



Property Ref:
KGT111193 - 0002

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.

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