



barnard marcus

**Beaumaris Gardens, London SE19 3BQ**



**welcome to**

## **Beaumaris Gardens, London**

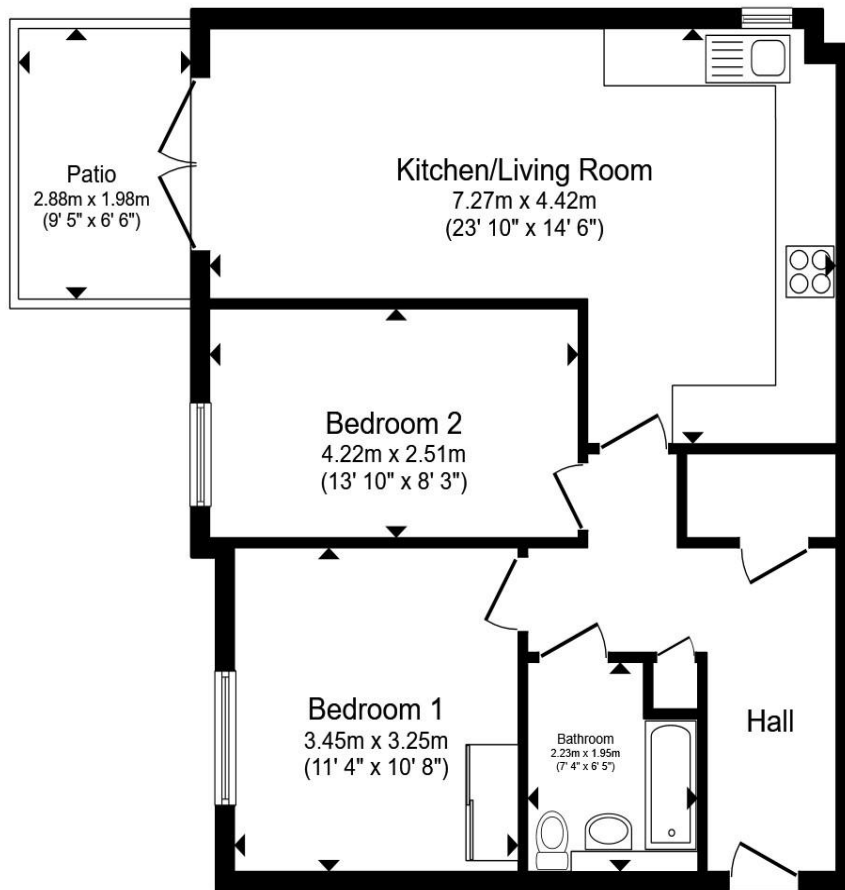
Barnard Marcus are delighted to bring to market this well-presented TWO BEDROOM GROUND FLOOR FLAT with access to a COMMUNAL GARDEN ideally situated within short distance of the well-regarded CRYSTAL PALACE TRIANGLE making this ideal for FIRST TIME BUYERS LOOKING IN THE LOCAL AREA.

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

Nestled in the vibrant heart of Upper Norwood, this property is a dream for first-time buyers seeking both community charm and city connectivity. You are just a short stroll from the iconic Crystal Palace Triangle, a hilltop hub famous for its independent boutiques, artisanal bakeries like Chatsworth Bakehouse, and trendy brunch spots.

Commuting is effortless with Gipsy Hill and Crystal Palace stations nearby, offering direct rail and Overground links to London Bridge, Victoria, and Canada Water in under 30 minutes. For downtime, the 200-acre Crystal Palace Park provides a lush escape with its historic dinosaurs and lakeside walks.





**Entrance Hall**

**Reception/Kitchen**

23' 10" x 14' 6" ( 7.26m x 4.42m )

**Patio**

**Bedroom One**

11' 4" x 10' 8" ( 3.45m x 3.25m )

**Bedroom Two**

13' 10" x 8' 3" ( 4.22m x 2.51m )

**Bathroom**

**Ground Floor**

Total floor area 63.2 m<sup>2</sup> (680 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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## Beaumaris Gardens, London

- SPACIOUS TWO-BEDROOM LAYOUT
- MODERN OPEN-PLAN RECEPTION & KITCHEN
- SECURE GATED DEVELOPMENT
- ALLOCATED PARKING SPACE
- 45% SHARED OWNERSHIP

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2332.08

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

# £153,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/PKM103800](https://www.barnardmarcus.co.uk/Property/PKM103800)



Property Ref:  
PKM103800 - 0003

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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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