



barnard marcus
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Geldart Road, London SE15 5XA


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welcome to
Geldart Road, London

Barnard Marcus are delighted to bring to market this well-presented and generously proportioned ONE BEDROOM FLAT ideally situated within SHORT DISTANCE of both QUEENS ROAD PECKHAM & RYE LANE STATIONS and marketed with NO ONWARD CHAIN.

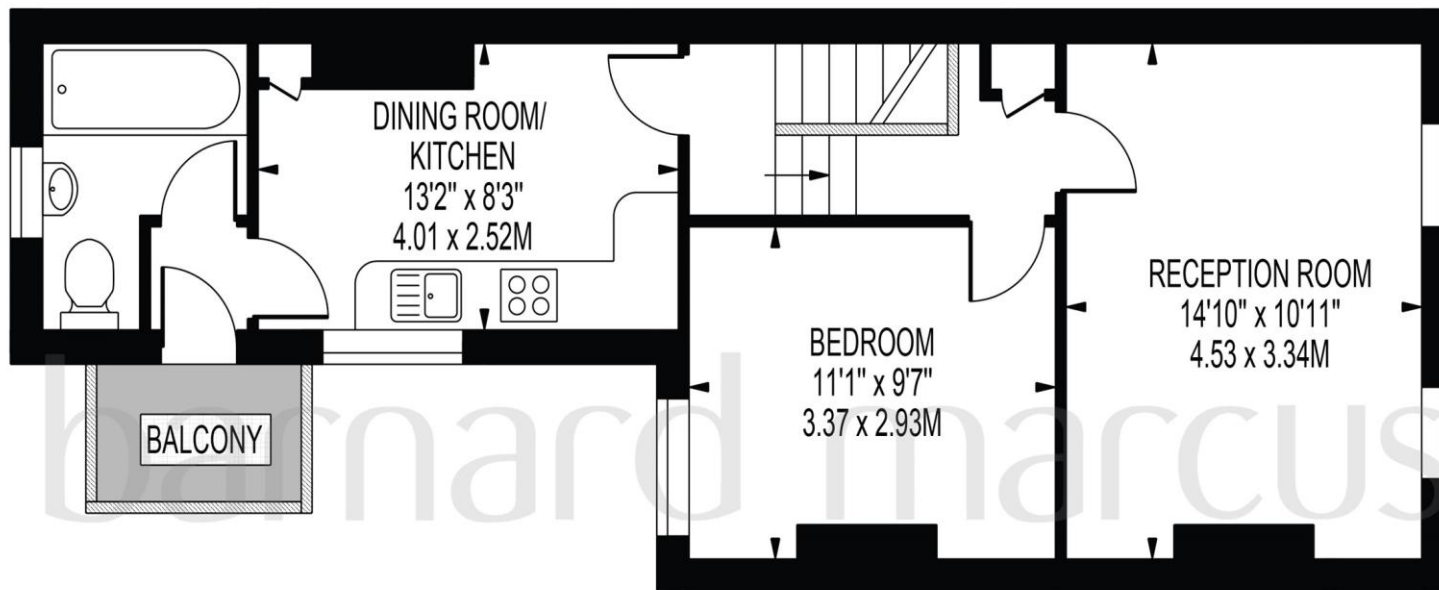
The property briefly comprises of entrance hall, reception room, GENEROUSLY SIZED BEDROOM, kitchen-diner, PRIVATE BALCONY and bathroom.

The property is conveniently located for easy access to a variety of amenities, including supermarkets, restaurants, cafes, and green spaces. residents of the property can enjoy a short stroll to the Old Kent Road and access a range of high street shops. The property is also within a short distance of both Peckham Rye, Queens Road Peckham and Denmark Hill Stations, providing quick and easy access to London Victoria, London Bridge & Shoreditch in under 20 minutes!



GELDART ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 512 SQ FT - 47.57 SQ M



FIRST FLOOR



GROUND FLOOR ENTRANCE

Entrance Hall

Reception Room

14' 10" x 10' 11" (4.52m x 3.33m)

Bedroom One

11' 1" x 9' 7" (3.38m x 2.92m)

Kitchen/Dining Room

13' 2" x 8' 3" (4.01m x 2.51m)

Balcony

Bathroom

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.

welcome to

Geldart Road, London

- ONE BEDROOM
- FIRST FLOOR
- GENEROUSLY SIZED RECEPTION ROOMS
- PRIVATE BALCONY
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS ALIKE

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1000.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Jul 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/PKM103526](https://www.barnardmarcus.co.uk/Property/PKM103526)



Property Ref:
PKM103526 - 0006

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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