



barnard marcus

Silwood Street, London SE16 2AW



welcome to
Silwood Street, London

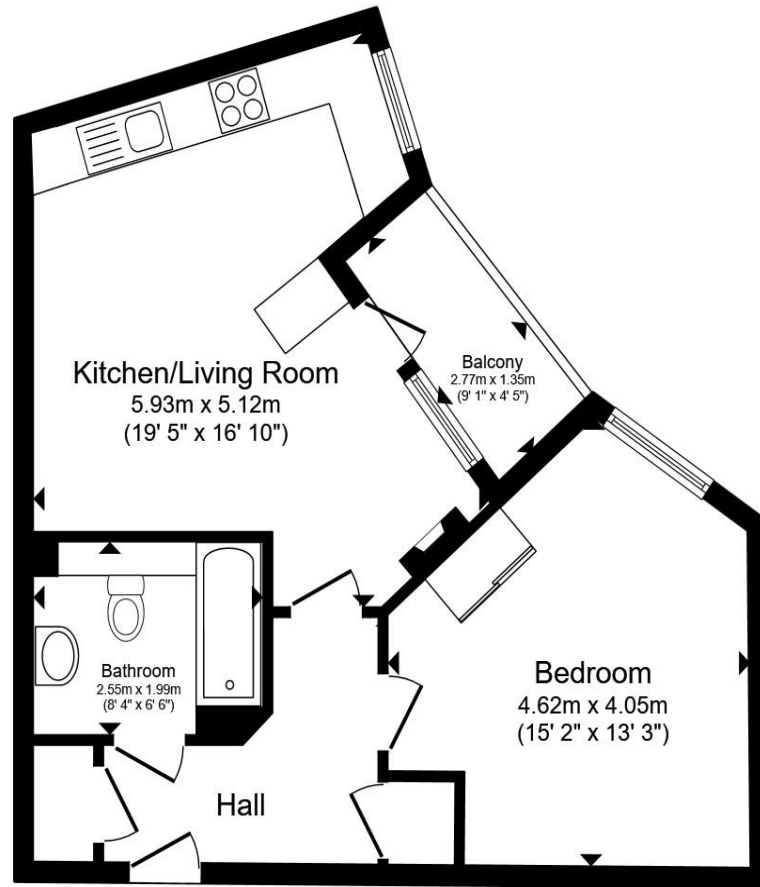
Barnard Marcus are delighted to bring to market this immaculately presented ONE BEDROOM APARTMENT situated on the first floor and ideally position within short distances of both SURREY QUAYS STATION & SOUTH BERMONDSEY STATION which serves LONDON BRIDGE STATION in less than 5 MINUTES!

The property briefly comprises of an entrance hall, OPEN-PLAN reception room-kitchen, PRIVATE BALCONY, bathroom & DOUBLE BEDROOM.

This property offers excellent transport links for commuting in to Central London and Canary Wharf, as it is within close proximity to Canada Water Tube Station (Jubilee Line, Zone 2) and Surrey Quays Station (London Overground). The nearest railway station is South Bermondsey, approximately 500 yards away. The Waterloo 'cycle quiet way' is moments away.

The PERFECT FIRST TIME BUY & GREAT FUTURE INVESTMENT!





Entrance Hall

Reception Room/Kitchen

Balcony

Bathroom

Bedroom One

1st Floor

Total floor area 47.4 m² (510 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

Silwood Street, London

- ONE DOUBLE BEDROOM
- OPEN-PLAN RECEPTION ROOM/KITCHEN
- PRIVATE BALCONY
- BEAUTIFULLY PRESENTED THROUGHOUT
- Close to surrey quays & south bermondsey stations

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2295.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£280,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/PKM102618](https://www.barnardmarcus.co.uk/Property/PKM102618)



Property Ref:
PKM102618 - 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.



barnard marcus



020 7635 8641



peckham@barnardmarcus.co.uk



152 Rye Lane, Peckham, London, SE15 4NB



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)