



Cherrywood Lodge Oakwood Close, London SE13 6UP

welcome to

Cherrywood Lodge Oakwood Close, London

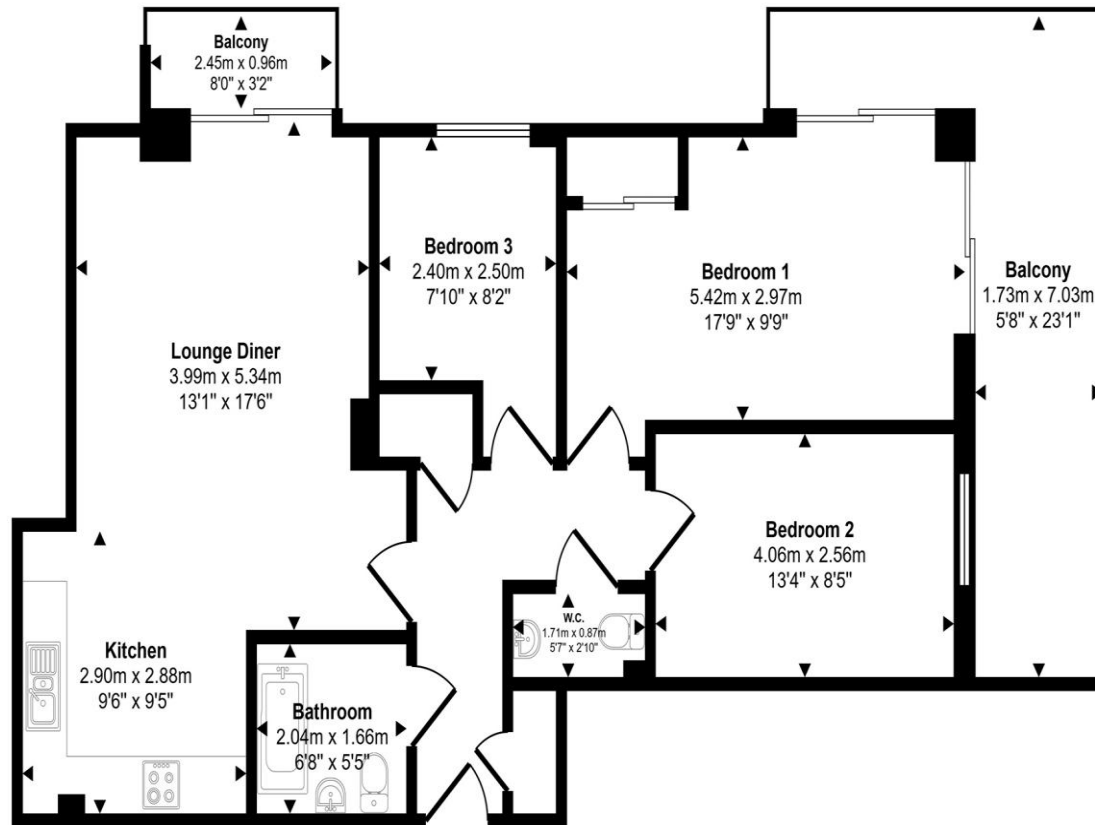
Barnard Marcus are delighted to bring to market this immaculately presented THREE BEDROOM, TWO BATHROOM, TWO BALCONY FLAT ideally situated within short distance of HITHER GREEN STATION which offers services into LONDON BRIDGE, CANNON STREET & CHARING CROSS all in UNDER 25 MINUTES!

The property briefly comprises of an entrance hall, OPEN PLAN LOUNGE/DINER & KITCHEN, balcony, THREE GENEROUSLY SIZED BEDROOMS, WRAP-AROUND BALCONY & two bathrooms.

Cherrywood Lodge is ideally positioned in SE13, offering an exceptional opportunity for first-time buyers seeking urban convenience. The property benefits from superb transport links, with nearby Lewisham and Ladywell stations providing rapid, direct access into central London for an easy commute. Residents will enjoy a vibrant local lifestyle, with an array of trendy cafes, independent shops, and daily amenities right on the doorstep. Additionally, the open green spaces of Hilly Fields and Ladywell Fields are just a short walk away, perfectly balancing bustling town living with peaceful weekend relaxation.



Approx Gross Internal Area
79 sq m / 852 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Entrance Hall

Lounge/Diner

13' 1" x 17' 6" (3.99m x 5.33m)

Kitchen

9' 6" x 9' 6" (2.90m x 2.90m)

Balcony

Bedroom One

17' 9" x 9' 9" (5.41m x 2.97m)

Bedroom Two

13' 4" x 8' 5" (4.06m x 2.57m)

Bedroom Three

7' 10" x 8' 2" (2.39m x 2.49m)

Bathroom

Balcony

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- MODERN THREE BEDROOM CHERRYWOOD LODGE APARTMENT
- TWO BATHROOMS
- TWO PRIVATE BALCONIES
- IDEAL FOR FIRST TIME BUYERS

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 4180.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PKM103937 - 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.

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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