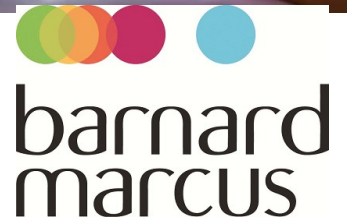




barnard marcus

Laxley Close, London SE5 0YP



welcome to

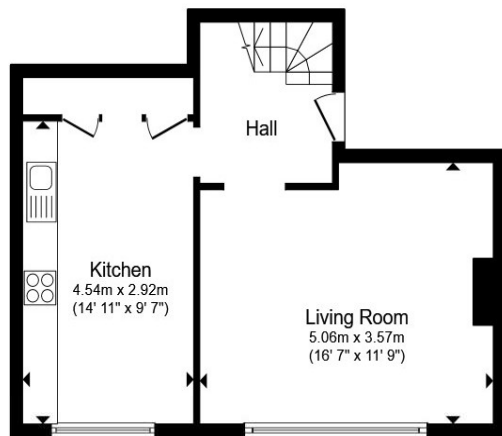
Laxley Close, London

A simply stunning three double bedroom split level maisonette set over two floors of a small low rise ex-local development, with an incredible private roof terrace. Available for sale with no onward chain. The property has been fully renovated by the current owner and with its split level arrangement really does have the feeling of a small house. Laxley Close is located within the Kennington/Camberwell borders which has excellent transport links; the Northern Lines of Kennington and Oval tube station being within walking distance and bus routes are within five minutes' walk. The numerous shops and amenities of the bustling Walworth Road are on the doorstep including many restaurants and pubs, and the City and West End are just a short cycle ride away.

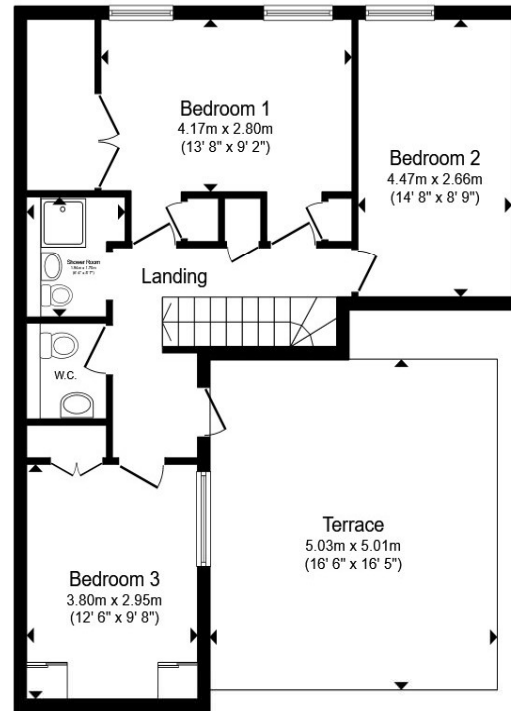
Accommodation comprises a large entrance hall, newly fitted kitchen/diner, large lounge, three spacious double bedrooms with built in storage off a larger than average landing, bathroom and separate second WC and roof terrace.

This property has a healthy length lease and would make an ideal home or BTL investment.





2nd Floor



3rd Floor



Total floor area 101.8 m² (1,096 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

Laxley Close, London

- Three Large Double Bedrooms
- Fully Renovated
- Large Private Roof Terrace
- Split Level
- No Onward Chain

Tenure: Leasehold EPC Rating: Awaiting

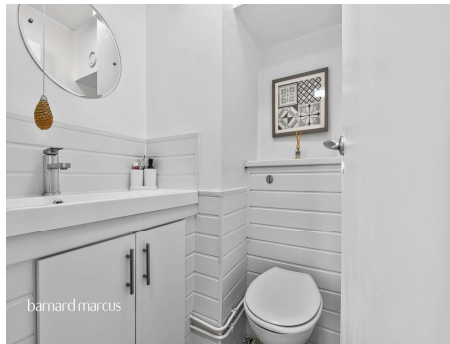
Council Tax Band: C Service Charge: 5371.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Nov 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£425,000



view this property online barnardmarcus.co.uk/Property/KGT111263



Property Ref:
KGT111263 - 0005

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.

Please note the marker reflects the
postcode not the actual property



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