



barnard marcus

Meranti Apartments Grove Street, London SE8 3GZ


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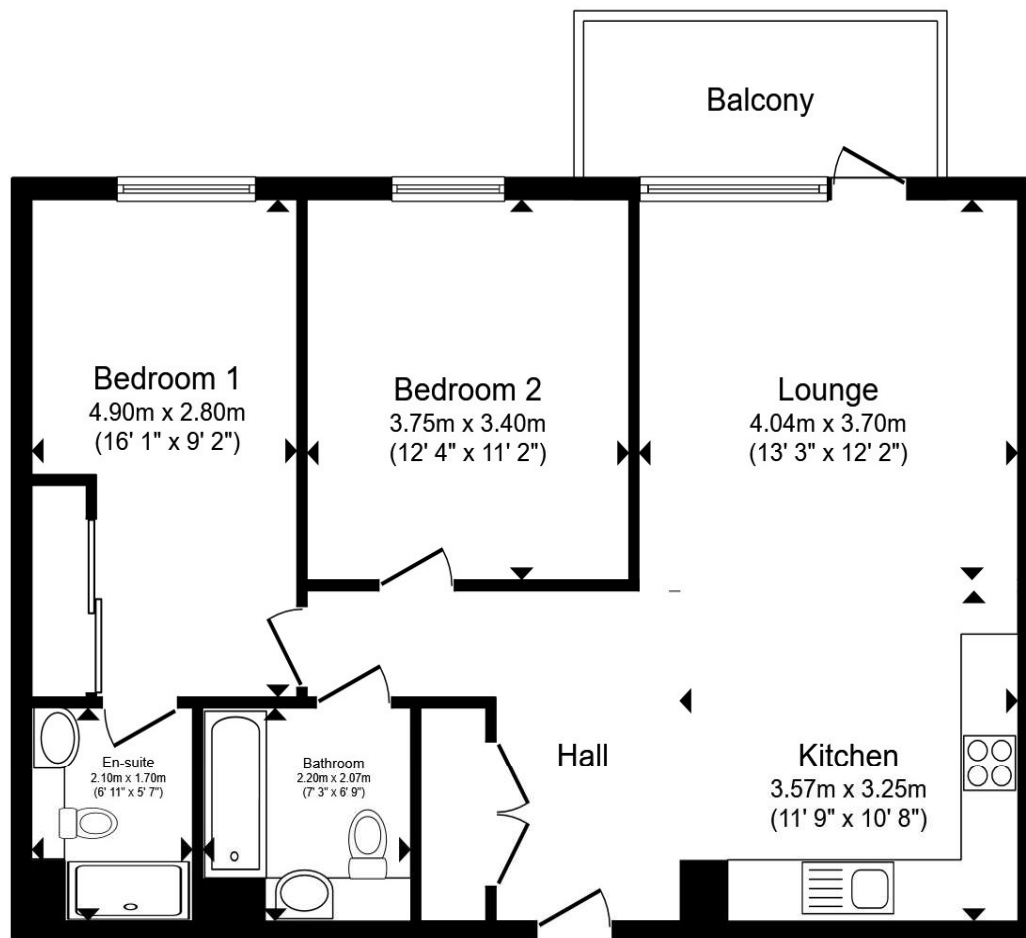
welcome to

Meranti Apartments Grove Street, London

****TWO-BEDROOM TWO-BATHROOM APARTMENT with PRIVATE BALCONY****

The property briefly comprises of an entrance hall, OPEN-PLAN LOUNGE/KITCHEN-DINER, private balcony, TWO GENEROUSLY SIZED BEDROOMS, complete with EN-SUITE & family bathroom.





Entrance

Lounge

13' 3" x 12' 2" (4.04m x 3.71m)

Kitchen

11' 9" x 10' 8" (3.58m x 3.25m)

Balcony

Bedroom One

16' 1" x 9' 2" (4.90m x 2.79m)

En-Suite

Bedroom Two

12' 4" x 11' 2" (3.76m x 3.40m)

Bathroom

Aml Note:

By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These antimoney laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Additional charges (if applicable):
£25 + VAT per giflor

Total floor area 73.8 m² (795 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

Meranti Apartments Grove Street, London

- CONTEMPORARY DEPTFORD LANDINGS APARTMENT
- PRIVATE BALCONY WITH VIEWS
- OPEN-PLAN LOUNGE/KITCHEN-DINER
- TWO GENEROUSLY SIZED BEDROOMS
- EN-SUITE TO MASTER BEDROOM

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM103910



Property Ref:
PKM103910 - 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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