





- Three Bedrooms
- South Facing Balcony
- Lease Length: 974 Years Remaining
- Ground Rent: Peppercorn
- Service Charge: £1,800 PA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Guide Price £450,000 to £475,000!

A bright three bedroom top floor apartment with a balcony. It is generously proportioned at 88 sq m and close to the delights of Burgess Park!

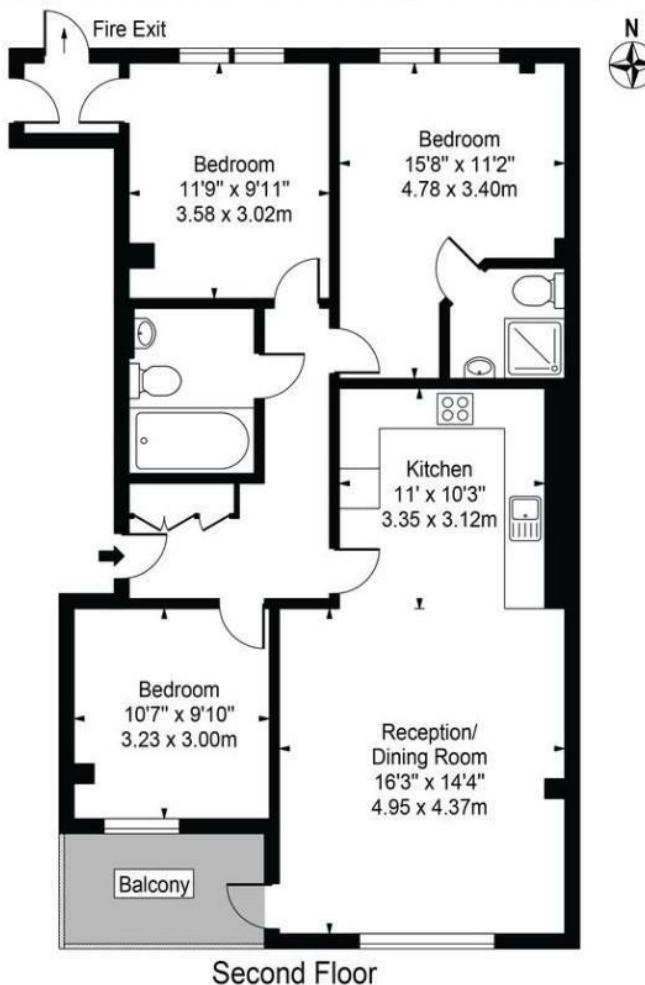
Internally you are presented with a spacious open plan reception room, with plenty of space for relaxing, dining and for entertaining guests that leads directly onto your South facing private balcony which makes the perfect spot for your morning coffee or a glass of wine in the evening. The kitchen area has a good range of wood effect wall and base units, a granite effect work top, a built in oven and hob and has been finished with a white tiled splash back and grey tiled flooring. There are three bedrooms, the master bedroom benefits from a modern ensuite shower room with a WC and a sink. There is also a family bathroom with a three piece suite complete with a shower over the bath, a WC and a sink.

Marble House is a 0.1 miles from Burgess Park, which, at a mile long, is Southwark's largest. There is plenty to explore here and all kinds of community events to enjoy throughout the summer. Just 0.2 miles away you have a variety of shops and a burgeoning restaurant and café bar scene along Walworth Road. You also have the colour and bustle of East Street market 0.4 miles away. Plenty of buses from Walworth Road will whisk you the few stops it takes to get up to Elephant & Castle for tube (Bakerloo, Northern) and surface rail connections. Or take the 0.9 mile walk via Kennington Park to get to Oval tube and the popular Oval Saturday farmers market.

Tenure: Leasehold
Council Tax band: D
Authority: London
Lease length: 974 years remaining (Started in 2001 with a lease of 999 years.)
Ground rent: Peppercorn
Service charge: £1,800 per annum
Construction: Standard construction
Property type: Flat
Number of floors: 3
Entrance on floor: 3
Has lift: Yes
Over commercial premises: No
Parking: None
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Central heating
Building safety issues: None
Lease restrictions: None
Public right of way through and/or across your house, buildings or land: No
Flood risk: No
History of flooding: No
Planning and development: None
Listing and conservation: None
Accessibility: None
Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Marble House,
Grosvenor Terrace, SE5 0DD
Approx. Gross Internal Area 950 Sq Ft - 88.26 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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