



barnard marcus

**Manor Place, London SE17**



**welcome to**

## **Manor Place, London**

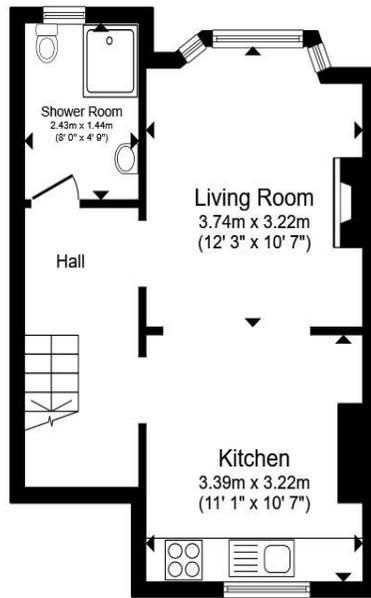
Situated in one of the area's most prestigious residential squares is this simply stunning three double bedroom split level period maisonette, benefitting from direct access to its own private rear garden. Arranged over the lower and raised ground floors of this imposing period residence this beautiful property has retained a wealth of the charm and character associated with its heritage. Offering three genuine double bedrooms of similar proportions the property also benefits from a utility room and being laid out over two floors, really does have the feeling of a small house.

Transport links are provided by either Kennington tube station (Northern Line) or Elephant & Castle station (Northern & Bakerloo Lines and Overground service) along with a wide selection of bus routes. The nearby Walworth Road provides a host of shops, restaurants and supermarkets and the green spaces of Pasley Park and Kennington Park are just a short distance away.

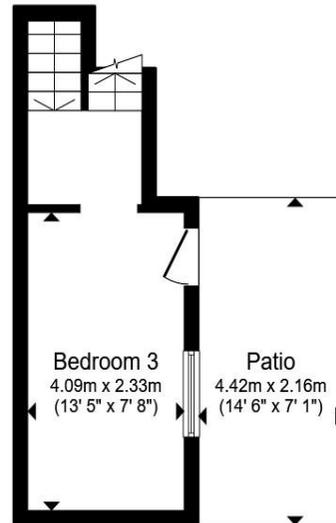
Accommodation comprises own front door, an entrance hall, three genuine double bedrooms, stylish luxury bathroom, open plan kitchen/dining/reception, utility room and rear garden.

Early viewings advised as quick sale is expected.

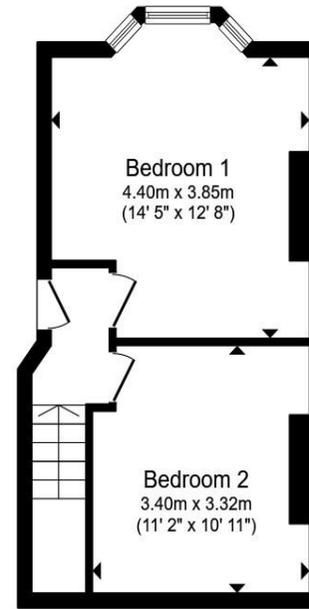




**Lower Ground Floor**



**Ground Floor**



**Upper Ground Floor**

Total floor area 77.5 m<sup>2</sup> (834 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](http://www.propertybox.io)

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## Manor Place, London

- Three Double Bedrooms
- Split Level
- Private Garden
- Period Conversion
- Superb Condition

Tenure: Leasehold EPC Rating: C

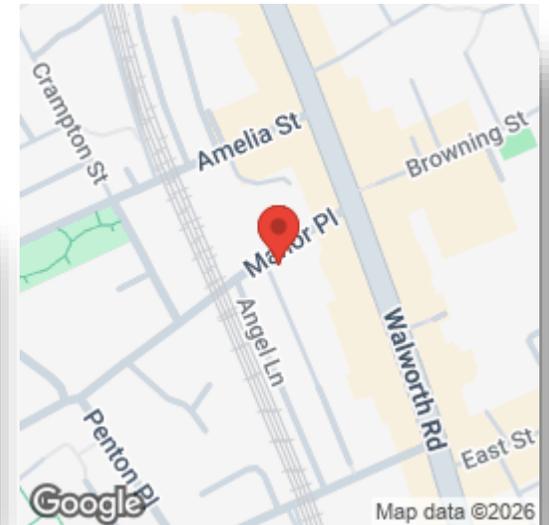
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. 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

**£600,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT110585](https://www.barnardmarcus.co.uk/Property/KGT110585)



Property Ref:  
KGT110585 - 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.



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