



Marden Square, London, SE16 2HZ

£450,000 Leasehold



Nestled in the vibrant Marden Square, London, this charming maisonette offers a delightful blend of comfort and convenience. The property features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. With three well-proportioned bedrooms, including two inviting double bedrooms, there is ample space for families or those seeking a home office.

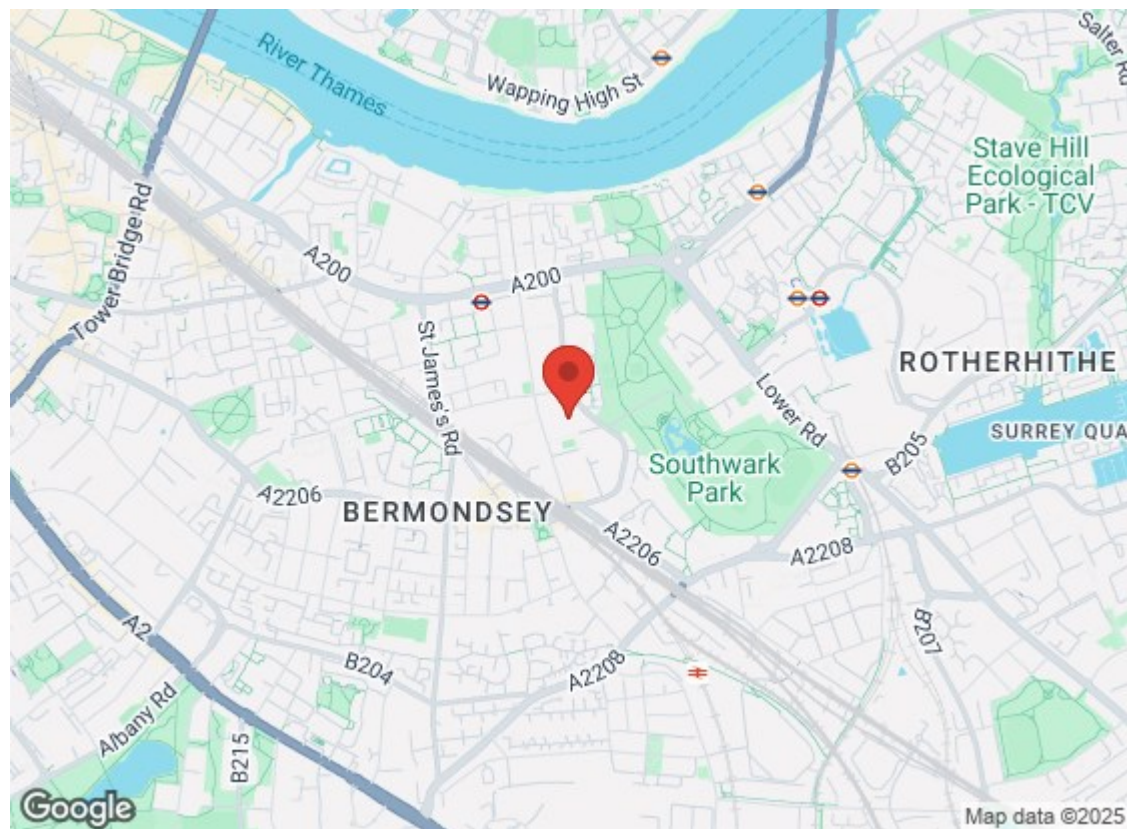
The maisonette boasts a private balcony, providing a lovely outdoor space to relax and unwind, ideal for enjoying a morning coffee or an evening glass of wine. The property is well-connected, situated close to various transport links, making commuting and exploring the city a breeze.

Additionally, the maisonette benefits from a communal boiler, ensuring efficient heating throughout the property. With no onward chain, this home is ready for you to move in without delay. A practical residence in a sought-after location. Don't miss your chance to make this delightful maisonette your new home.

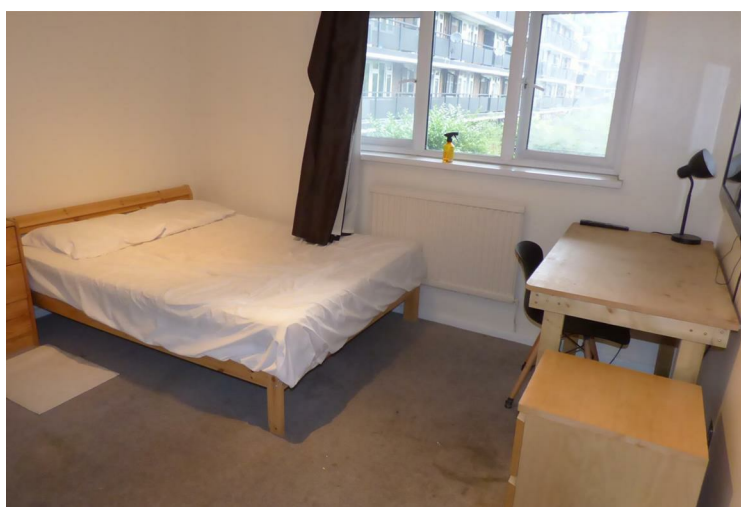
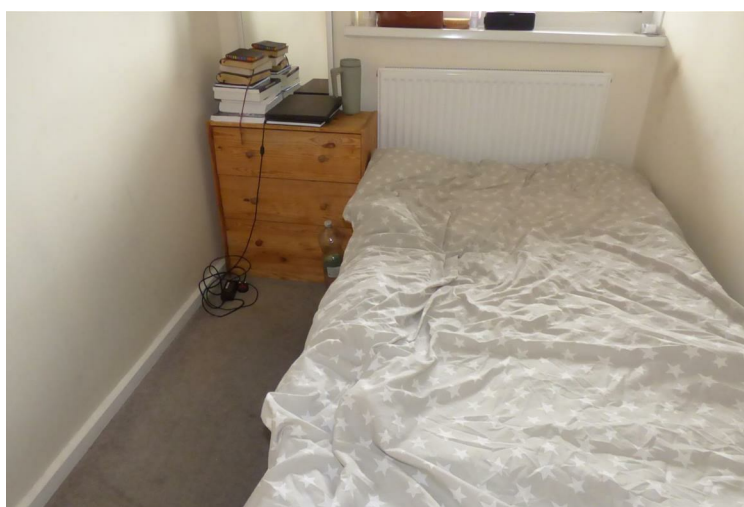
- Three Bedroom
- Ground floor Cloak Room
- Private Balcony
- Close to Transport
- Remaining lease at present is 90 years, but in the process of being extended to 28/01/2205
- Service charge £4727.43
- Ground rent £10.00

Viewing

Please contact our Oppida Estates Ltd Office on 0207 232 2222
if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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