



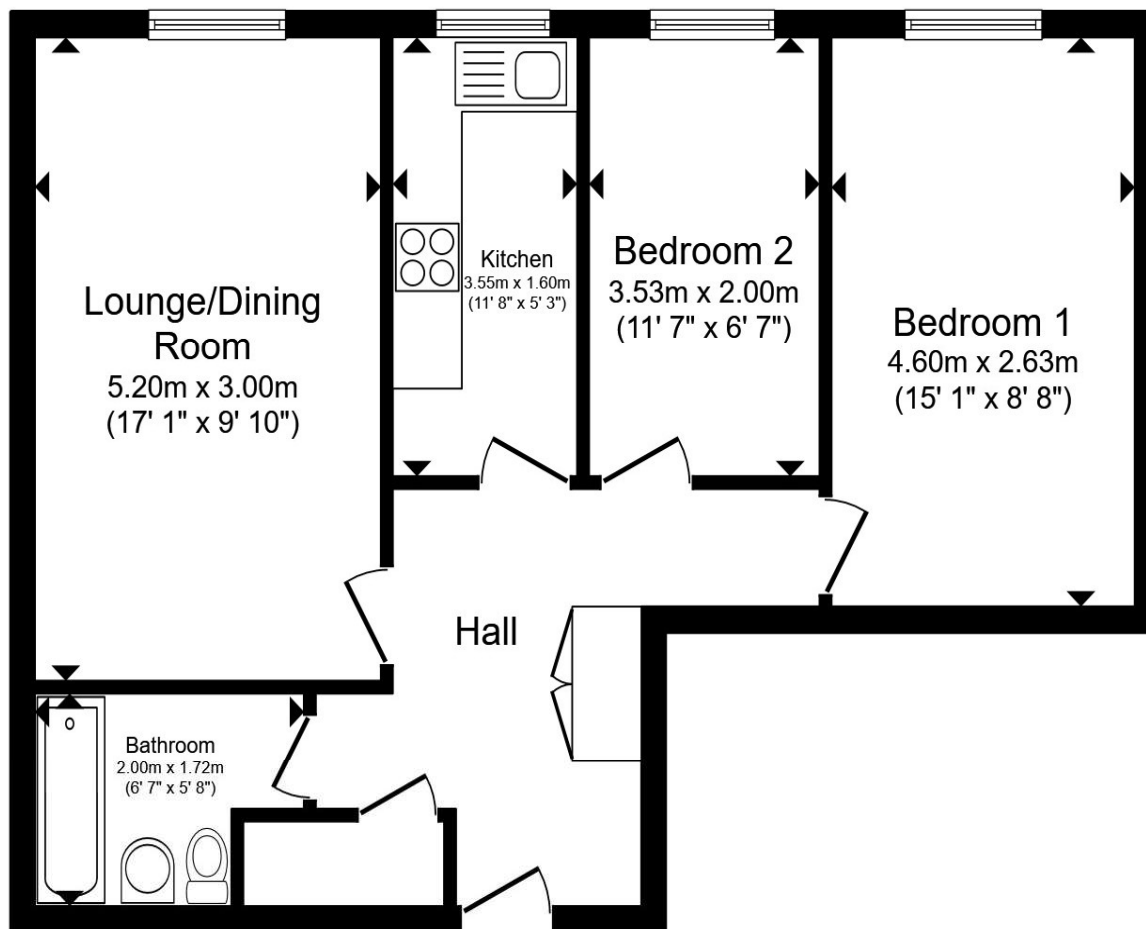
barnard marcus

Phoenix Court Howard Road, LONDON SE25 5BJ

welcome to
Phoenix Court Howard Road, LONDON

CHAIN FREE 2 bedroom apartment in SE25 with allocated parking, great condition and superb location.





Total floor area 56.6 m² (609 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



Offered to the market chain free, this modern and beautifully presented two-bedroom top floor apartment is ideal for first-time buyers, investors and commuters alike. Perfectly positioned on Howard Road, SE25, the property enjoys excellent transport links into London while also being within easy reach of local shops, amenities and a convenient high street.

The accommodation is generously proportioned throughout, featuring a spacious lounge/diner with ample room for both comfortable seating and a full dining set, making it an ideal space for relaxing or entertaining. The separate kitchen boasts a sleek, handleless contemporary design and is well equipped with a gas cooker, along with space for a full-size fridge freezer, dishwasher and washing machine.

The principal bedroom is an excellent size with plenty of room for additional furniture, while the second bedroom offers versatile accommodation as a guest room, child's bedroom or home office, with space for a small double bed and storage furniture.

The stylish family bathroom benefits from modern grey tiling, a heated towel rail and built-in vanity storage. Further storage can be found in the hallway, while the rare loft space provides valuable additional storage. Situated on the top floor, the apartment also enjoys added privacy, security and peace and quiet.

Presented in move in ready condition and benefiting from allocated parking, this fantastic home offers convenience, comfort and excellent value.

welcome to

Phoenix Court Howard Road, LONDON

- CHAIN FREE
- Modern Bathroom
- Sleek Kitchen
- Allocated Parking
- Loft
- Great Transport Links

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2173.56

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£250,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY111912



Property Ref:
CRY111912 - 0002

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