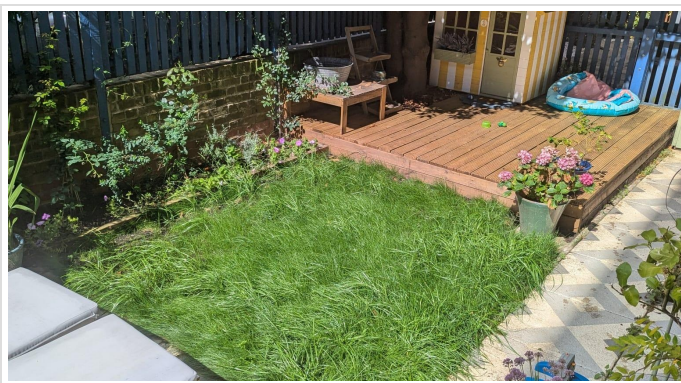


2 Bed Flat In Marnock House Brandon Street, London, SE17 1EF £425,000





SHORT DESCRIPTION

Property Ref: 16091 FLAT IS NOW UNDER OFFER. Not accepting further viewings. Stylish Two-Bedroom Ground Floor Flat with Private Garden & Own Entrance - SE17 Set on the ground floor of Marnock House, this beautifully renovated two-bedroom flat benefits from its own private front door and an exceptionally large enclosed rear garden — a rare feature for the estate. The property has been tastefully updated throughout, offering a modern and stylish living space ideal for first-time buyers, professionals, or investors. Both bedrooms are well-proportioned, and the layout makes excellent use of space, combining comfort with practicality. The flat is directly next to a green park, providing an open outlook and easy access to outdoor space, while the vibrant East Street Market is just moments away, offering a lively mix of shops, food stalls, cafés and local amenities. Located in the heart of Elephant & Castle, the area is undergoing significant regeneration, with new shops, restaurants, and public spaces opening regularly. Transport links are excellent, with the Northern Line tube and mainline rail connections approximately a 10-minute walk away, making commuting into the City, West End and beyond quick and convenient. This is a fantastic opportunity to purchase a turnkey home in a rapidly improving and well-connected London location, with outdoor space that truly sets it apart. Property Type: Flat Full selling price: £425000.00 Pricing Options: Fixed Price Tenure: Leasehold Remaining lease (In Year): 102 Yearly Ground Rent Cost: £10.00 Yearly Management Cost: £1600.00 Council tax band: A EPC rating: D Measurement: 667.362 sq.ft. Outside Space: Rear Garden, Enclosed Garden, Patio Parking: Residents Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

2

Bed Room(s)

1

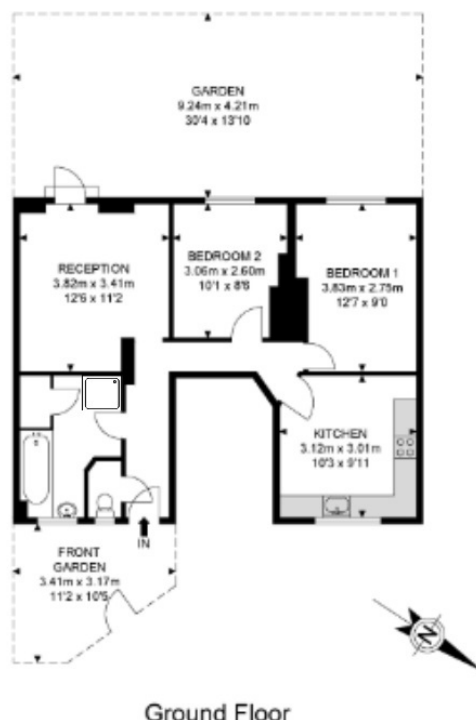
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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