



barnard marcus

Blades House Kennington Oval, London SE11



welcome to

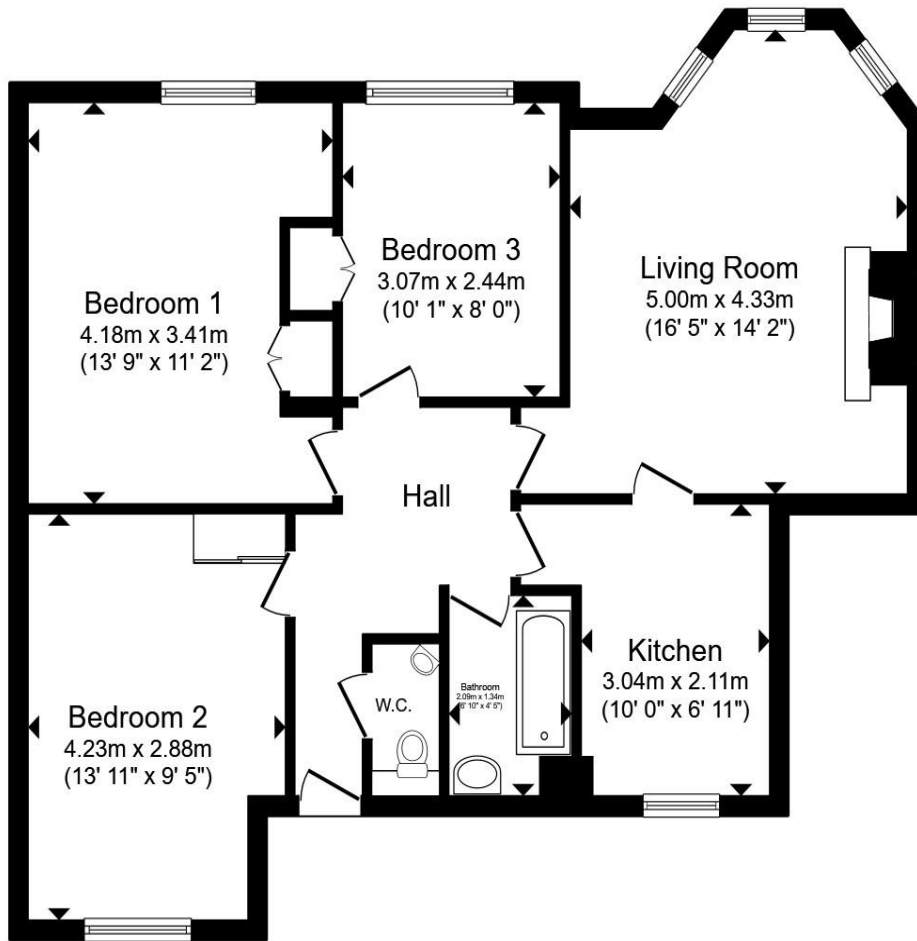
Blades House Kennington Oval, London

We are pleased to introduce this three double bedroom upper floor purpose built flat, requiring some internal modernising. The property is situated in a popular mansion block and offers generous room sizes and flexible living arrangements. Located in the sought after Kennington Park Estate the property occupies an enviable central position. Oval Underground station (Northern Line, Zone 2) and Vauxhall station (Victoria Line, National Rail and 24hr Bus Services, Zone 1/2) are both nearby providing convenient transport links to all parts of London. Local amenities include shops, bars and restaurants on Clapham Road and Kennington Road/Lane. There are also attractions such as the iconic Oval Cricket Ground, Beefeater Gin Distillery, Kennington Park, and the Farmers Market at St Marks Church that takes place every Saturday.

Accommodation comprises an entrance hall with storage, three double bedrooms, living room, kitchen, bathroom and separate WC.

Internal viewings are essential to fully appreciate.





Total floor area 69.6 m² (749 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



welcome to

Blades House Kennington Oval, London

- Three Double Bedrooms
- Upper Floor
- Requires Modernisation
- Purpose Built
- Sought After Location

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£425,000



view this property online [barnardmarcus.co.uk/Property/KGT108185](https://www.barnardmarcus.co.uk/Property/KGT108185)



Property Ref:
KGT108185 - 0002

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.

Please note the marker reflects the postcode not the actual property


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