



Ground Floor Flat Lansdowne Way, London SW8

welcome to

Ground Floor Flat Lansdowne Way, London

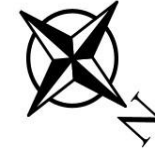
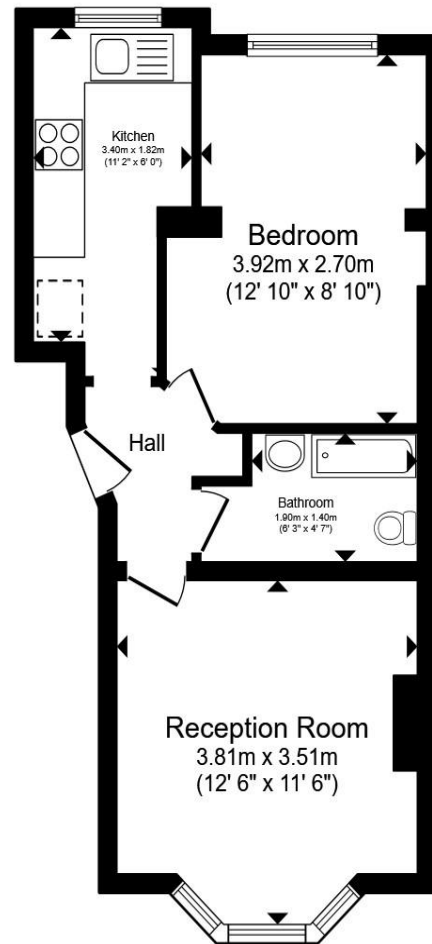
We are delighted to introduce this charming and well presented one double bedroom raised ground floor conversion flat to the market, situated within this attractive and imposing period residence. Available for sale with no onward chain and a 900+ year lease, the property is situated in a sought after residential road in the South Lambeth Road Conversation Area just moments from both Nine Elms (Northern Line) and Stockwell (Northern & Victoria Lines) Tube Stations. The property is situated within easy reach of The Oval, Kennington and Stockwell, amenities including the bars and restaurants of Stockwell and Brixton are nearby and a number of green spaces including Kennington Park. There are also multiple bus and cycle routes providing excellent transport links to the West End, the City, Canary Wharf and surrounding areas.

Accommodation comprises an entrance hall, reception room, one double bedroom, kitchen and bathroom.

Internal viewings are strongly advised.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Total floor area 36.4 m² (392 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

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- One Double Bedroom
- Raised Ground Floor
- Long Lease
- No Onward Chain
- Period Conversion

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Nov 2004. 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

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110038



Property Ref:
KGT110038 - 0003

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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