



Morton House Brandon Estate, London SE17

welcome to

Morton House Brandon Estate, London

Offered for sale in good condition is this spacious two double bedroom split level apartment, set over two floors of a small low rise ex-local development. The property could be easily reconfigured into a three bedroom and is available for sale with no onward chain. The property also benefits from heating and hot water included within the service charge. Situated in a popular residential location just a short distance to Kennington Park, Morton House is located in the vibrant Kennington area which has excellent transport links; the Northern Lines of Kennington and Oval tube station being within walking distance and bus routes are within five minutes' walk. Numerous shops and amenities are on the doorstep including restaurants and pubs, and the City and West End are a 20 minute cycle.

Accommodation comprises an entrance hall, re-modelled kitchen/diner and large lounge opening on to a private balcony to the lower floor. Upstairs there are two spacious double bedrooms with built in storage off the landing, and a bathroom with separate w/c.

Early viewings advised via owner's sole agents.

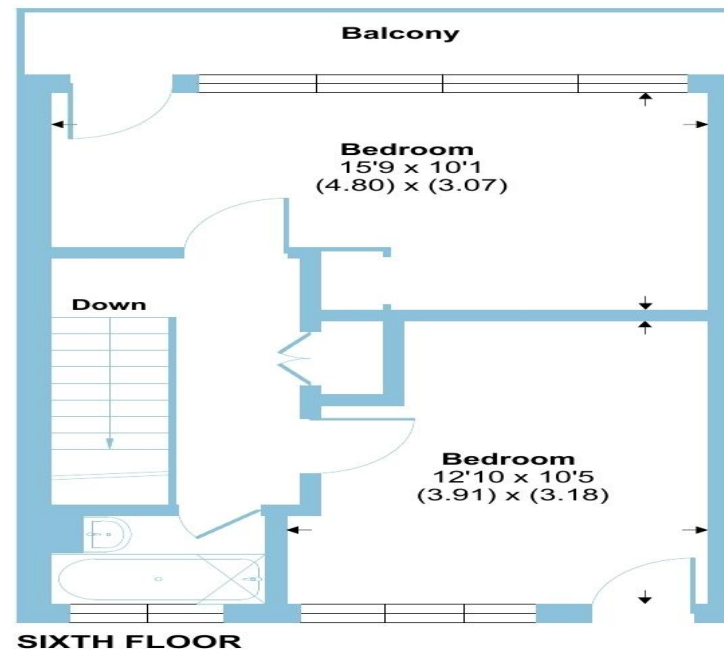
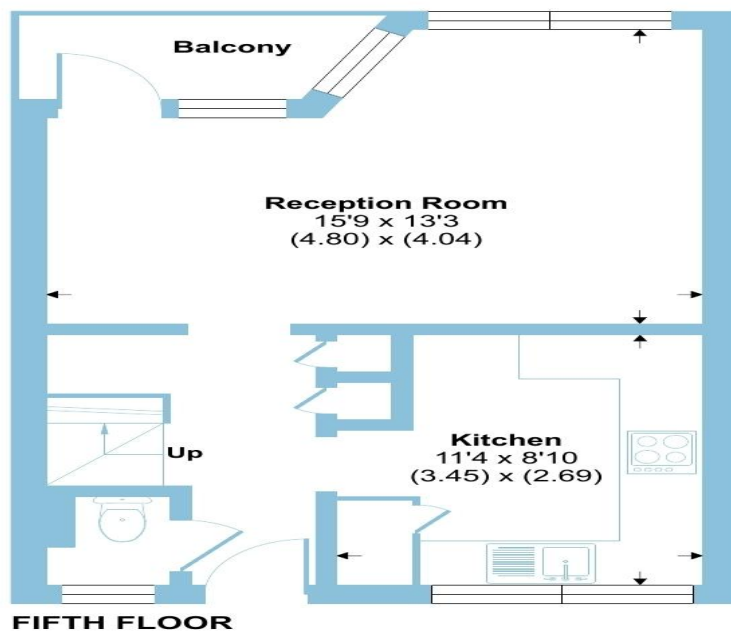
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Approximate Area = 734 sq ft / 68.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Barnard Marcus. REF: 1192492



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- Two Double Bedrooms
- Split Level
- Private Balcony
- No Onward Chain
- Popular Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 4170.68

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Feb 2001.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£285,000



view this property online barnardmarcus.co.uk/Property/KGT111025



Property Ref:
KGT111025 - 0008

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.

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Please note the marker reflects the
postcode not the actual property