



Falstaff Court Opal Street, London SE11 4RP

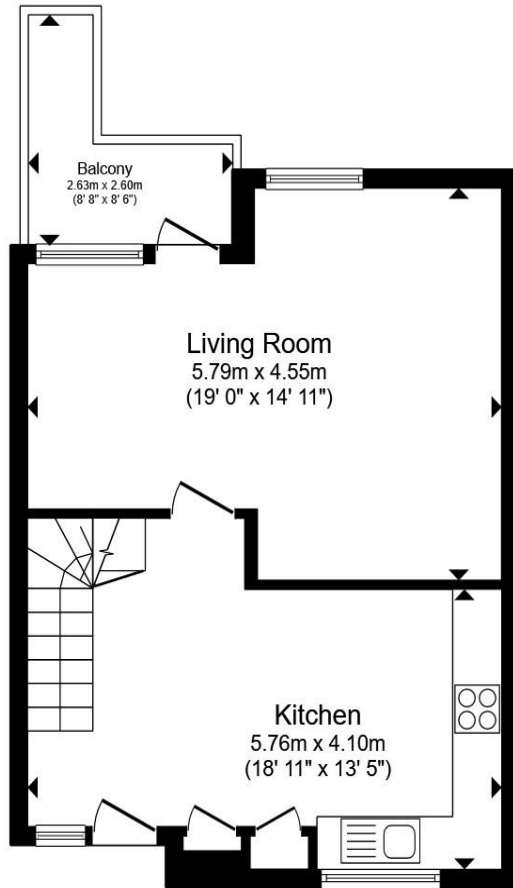
welcome to

Falstaff Court Opal Street, London

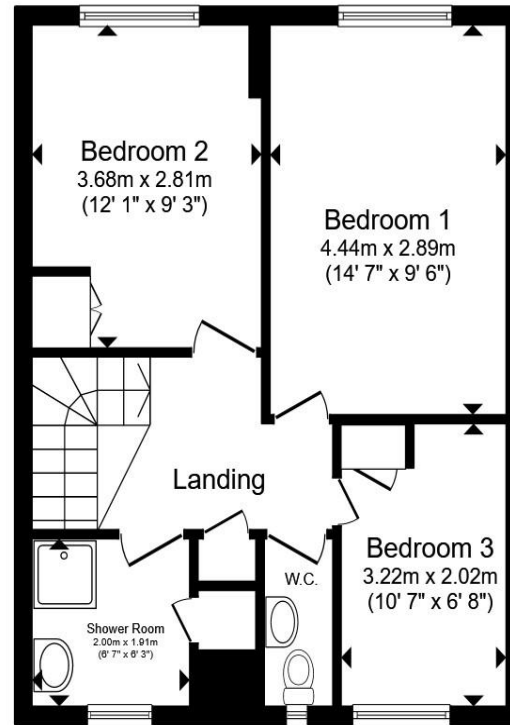
Offered for sale in excellent decorative order is this larger than average three double bedroom split level purpose built end of terrace maisonette, arranged over the second and third floor of this low rise block. Available for sale with no onward chain the property enjoys direct access to its own large L shaped balcony and with its split level arrangement, really does have the feeling of a small house. Situated on the popular Cottington Close Estate the property is within easy reach of Kennington, Walworth Road and Elephant and Castle which offer a variety of Bars, Shops and restaurants. The green open spaces of Kennington Park can be found within just 0.2 miles. Transport links are available at Kennington Tube Station (Northern Line), Elephant & Castle Station (Northern & Bakerloo Lines and Overground Services) as well as many bus routes available giving access towards the city and surrounding areas. Accommodation is approached via own front door and comprises an entrance hall with good storage, kitchen/breakfast room, large living room, stairs to landing, three double bedrooms, bathroom, separate WC and private balcony. 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."





First Floor



Second Floor



Total floor area 86.7 m² (933 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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- Three Double Bedrooms
- Split Level
- No Onward Chain
- Large Private Balcony
- Sought After Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2569.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Sep 1987.

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

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110676



Property Ref:
KGT110676 - 0004

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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