



Hanover Gardens | London | SE11

DANIEL COBB



A Grade II listed house in need of modernisation. The property is conveniently located close to The Oval cricket ground and Oval underground station.

This fabulous house is currently laid out as two flats, but under one title deed. It is in need of modernisation. We have listed as a three to four bed house, as it would be easy to configure as such. Please see floorplan for further clarification.

Hanover Gardens is a beautiful garden square located off Clapham Road. Oval underground (Northern line) is within easy walking distance, and there are a number of bus services from Clapham Road, Brixton Road and Kennington Park Road offering excellent transport to The City, Westminster and the West End. There is also a good selection of bars, cafes, shops and a popular farmers' market within easy walking distance. Kennington Park, one of Lambeth's 'Green Flag' award winning parks, is less than five minutes away, offering mature green space with playgrounds and a cafe. The Oval cricket ground has also just been 'earmarked' for a £50m refurbishment, which would include shops, restaurants and bars.

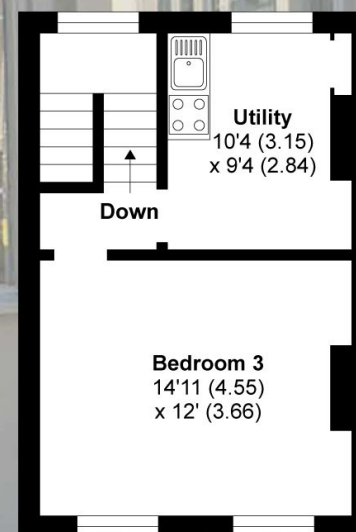
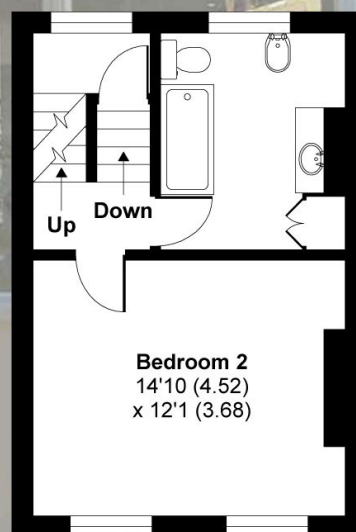
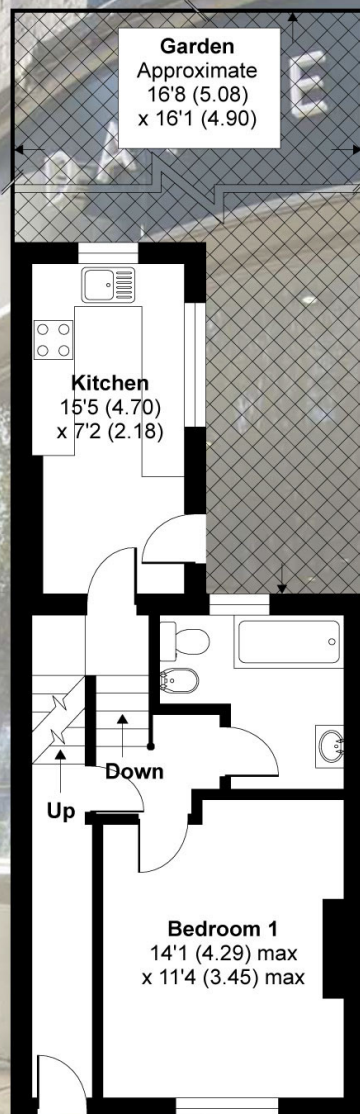
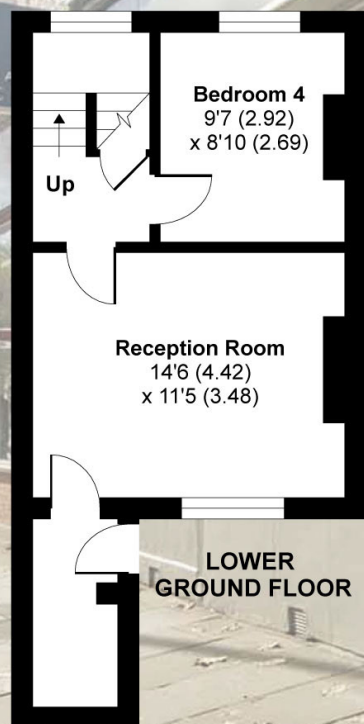
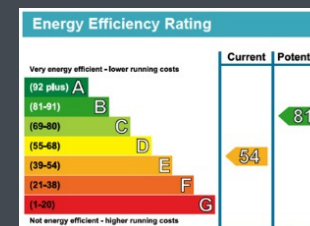


Hanover Gardens, London, SE11

APPROX. GROSS INTERNAL FLOOR AREA 1475 SQ FT 137 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

DANIEL COBB

Tenure: Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Daniel Cobb REF : 230761

Kennington

T:020 7735 9510

F:020 7582 3475

kennington@danielcobb.co.uk

NOTICES RELATING TO PROPERTY MISREPRESENTATION AND PROPERTY MISDESCRIPTION ACT. Daniel Cobb for themselves and for the Vendors of this property whose Agents they are, give notice that:- The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract; All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them; Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; All plant, machinery, equipment, services and fixtures & fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore, we give absolutely no warranty as to their condition or operation; No person in the employment of Daniel Cobb has any authority to make or give any representations or warranty whatsoever in relation to this property or these particulars, nor enter into any contract on behalf of the Vendors.