

# HUNTERS®

HERE TO GET *you* THERE

**Richborough House, Sharratt Street, SE15 1PH**

**Guide Price £300,000 to £375,000**

**Property Images**



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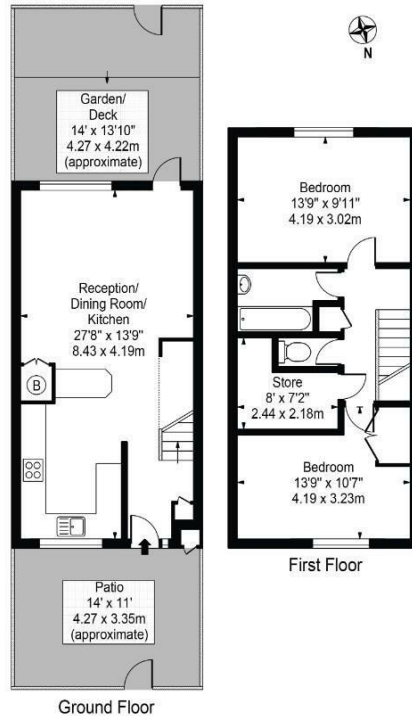
## Property Images



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Richborough House,  
Sherratt Street, SE15  
Approx. Gross Internal Area 819 Sq Ft - 76.09 Sq M

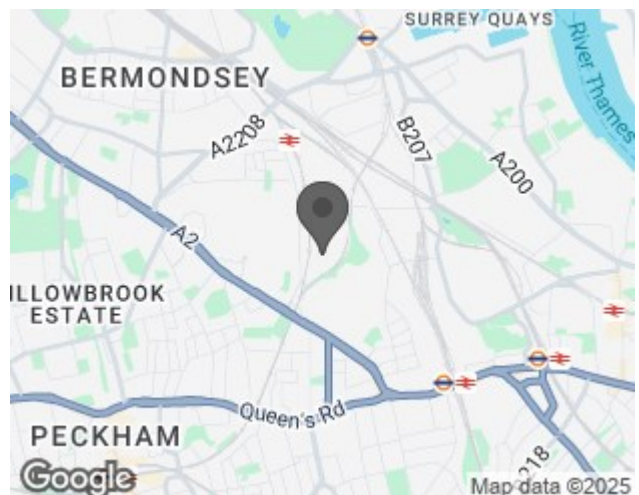


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com  
This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Features

• INVESTMENT OPPORTUNITY - CASH BUYERS ONLY £300,000 to £325,000 • Maisonette • Front and Back Garden • Two Double Bedrooms • Separate Living Room • Family Bathroom • Kitchen • Proximity to Transport and Schools • Proximity to Parks and Green Spaces • Proximity to Coffee Shops, Restaurants and Amenities

INVESTMENT OPPORTUNITY - CASH BUYERS ONLY £300,000 to £325,000 - new to market is this two bedroom maisonette situated in between Bermondsey and New Cross. Spanning approximately 819sqft and offering two double bedrooms, a larger than average living room, a separate kitchen, a family bathroom as well as a front and back garden this property offers a perfect opportunity for a family home – COUNCIL TAX BAND B.

EPC TBC

COUNCIL TAX BAND B

LEASEHOLD

INVESTMENT OPPORTUNITY - CASH BUYERS ONLY £300,000 to £325,000

PLEASE VIEW OUR 360 DEGREE INTERACTIVE TOUR VIA THE VIRTUAL TOUR LINK. You can also see our full walk through the link to YouTube or a short video walk through via the link to TikTok. Contact Hunters to arrange for FREE mortgage advice and obtain a MULTI LENDER agreement in principle.

Contact Hunters to arrange your free conveyancing quotation. Find out about potential costs including stamp duty, local authority and other searches from our partner conveyancing firm who have been voted in the top 1% of firms in the country.

Hunters are proud to offer this two-bedroom Maisonette in this popular residential block situated between South Bermondsey and New Cross Gate Stations. The property offers a great structure for someone looking to put their own stamp on a property. Spanning approximately 819sqft and offering two double bedrooms, a larger than average living room, a separate kitchen, a family bathroom as well as its own private front and back gardens this is a perfect first home. The property also comes with a parking space.

Richborough House is very well located and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces especially with creation of the new Bermondsey Heights development and the introduction of the new Surrey Canal Station.

Early viewing is advised.

Schools:

There are 3 schools locally:.

Pilgrims Way  
Ilderton Primary  
Haberdashers Primary

Transport:

South Bermondsey 0.4 Miles  
New Cross Gate 0.9 Miles

There are also multiple buses serving surrounding areas and also the City of London

Recreation and Amenities:

Locally there are a number of parks and green space to be enjoyed

There is also a Plethora of Boutique Coffee Shop, Restaurants and Bars to be enjoyed locally.