



00 Albert Barnes House New Kent Road, London, SE1 6PH Offers in excess of £270,000

**** OFFERED FOR A QUICK SALE ****

A superb investment or home to purchase has become available in Albert Barnes House which is set upon the popular residential location in central London. With fantastic access into the local attractions, restaurants, bars and restaurants along with shops and Elephant & Castle railway links, this property is not just good value for money (in our opinion) but also offers great space and a sound investment.

The property on offer briefly consists: Hall, reception room with balcony, bedroom, kitchen and bathroom. The property will require some updating and must be seen to be appreciated.



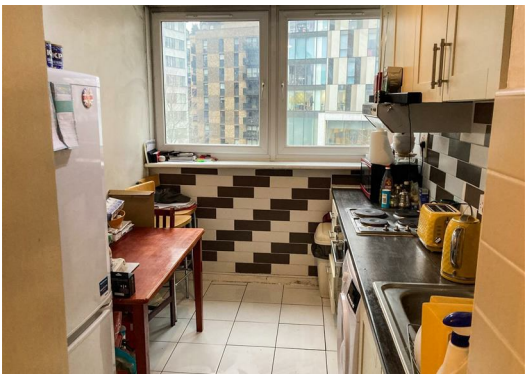
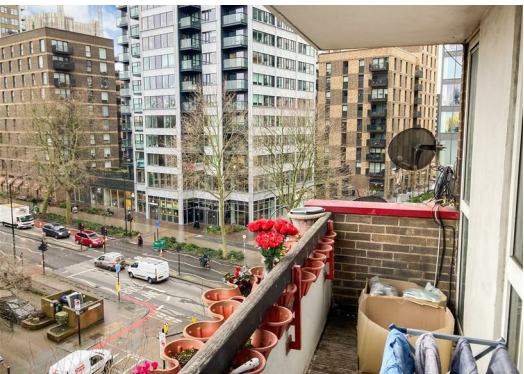
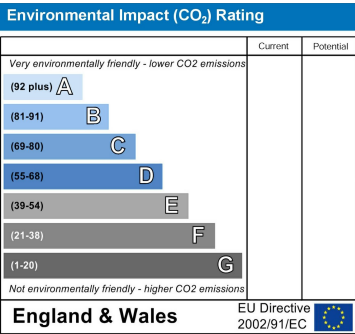
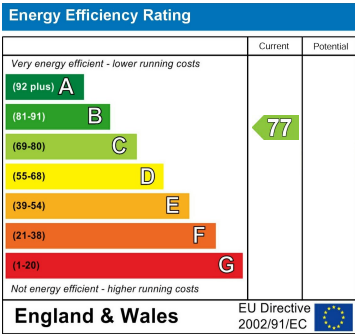
Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

103 years remaining on the lease
Ground rent: £10 per annum
Maintenance charge: £2900 per annum

This information is provided by the vendor and should be verified during the conveyancing process.



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