



## Flat 00, 80, Lambeth Towers Kennington Road, London, SE11 6NJ

### Offers in excess of £390,000

**\*\* OFFERED WITH NO ONWARD CHAIN \* CENTRAL LOCATION \*\***

A great chance to purchase this split level apartment which is located in the fantastic area close to the Imperial War Museum and Lambeth North Tube. South of the River Thames the location is suitable for access to all of the city of London and in our opinion a great price - one not to be missed. Not far from Waterloo main line station provides travel beyond and along with the many attraction, bars, restaurants, shops and facilities we are sure this will be a popular buy.

The accommodation on offer briefly consists: 2ND FLOOR Entrance stairs to Open planned lounge dining (approx. 27ft) kitchen fitted with base and wall units along with preparation surfaces. Door to balcony. Stairs then to the 3RD FLOOR Landing with two generous sized bedrooms, master with storage and bathroom with separate WC.





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

173 years remaining on the lease  
Ground rent: £10 per annum  
Maintenance charge: £439.34 per month includes heading and hot water

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

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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