



**Albemarle Lodge Kent House Road, London SE26 5LR**



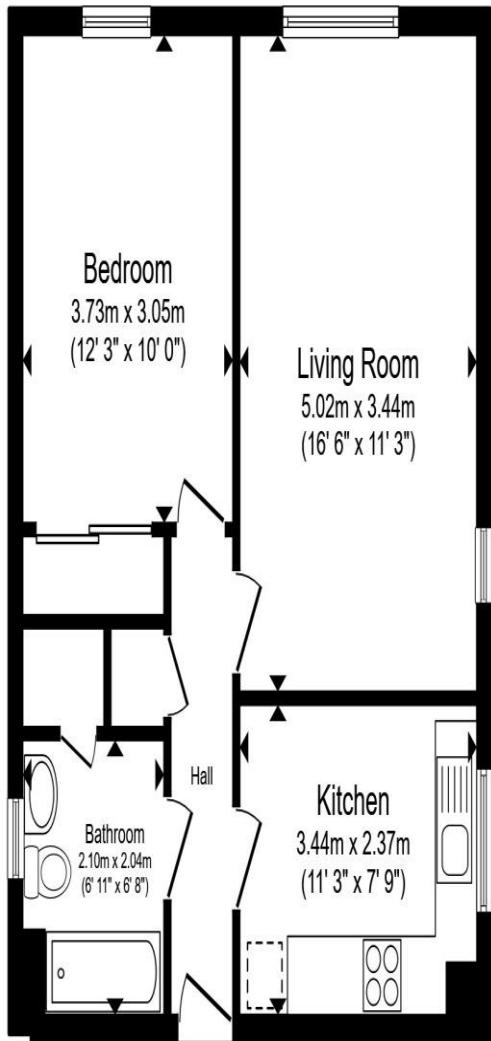
**welcome to**  
**Albemarle Lodge Kent House Road, London**

A spacious and well-presented one-bedroom flat, exclusively available to residents aged 55 and over.

The property offers a well-proportioned reception room, providing a comfortable space for both relaxing and dining, alongside a spacious kitchen. The generous double bedroom benefits from plenty of natural light, creating a bright and welcoming atmosphere along with a well portioned bathroom. Residents can enjoy beautifully maintained communal gardens, ideal for outdoor relaxation, as well as the convenience of off-street residents' parking.

The flat is ideally located close to a wide range of shops, local amenities, and popular restaurants, with excellent transport links nearby for easy access to the surrounding area.





Total floor area 49.3 m<sup>2</sup> (531 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](http://www.propertybox.io)



welcome to

## Albemarle Lodge Kent House Road, London

- Chain free
- Over 55's Only
- One Double Bedroom
- Bright and Airy
- Great Location

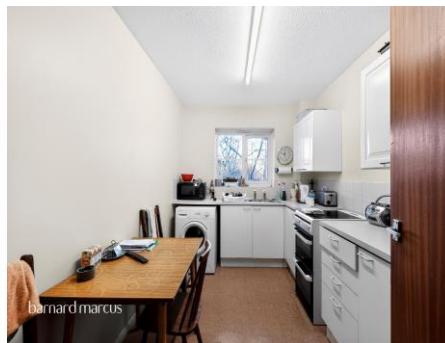
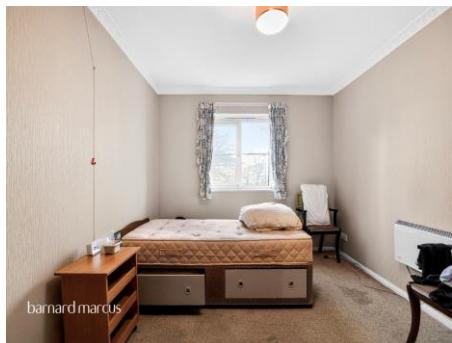
Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 3420.48

Ground Rent: 60.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1985.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £150,000



**view this property online** [barnardmarcus.co.uk/Property/SYD103245](http://barnardmarcus.co.uk/Property/SYD103245)

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.



Property Ref:  
SYD103245 - 0003

Please note the marker reflects the  
postcode not the actual property



**020 8776 9384**



[sydenham@barnardmarcus.co.uk](mailto:sydenham@barnardmarcus.co.uk)



13 Sydenham Road, Sydenham, London, SE26 5EX



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