



Fontenoy House Kennington Lane, London SE11

welcome to

Fontenoy House Kennington Lane, London

In need of complete modernisation is this three double bedroom first floor purpose built apartment. Situated in this low rise block the property offers fantastic potential for the right buyer and is available for sale with no onward chain. Situated in this popular residential position the property is located within easy reach of Kennington, Walworth Road and Elephant and Castle which offer a variety of Bars, Shops and restaurants. The green open spaces of Kennington Park can be found within just 0.2 miles. Transport links are available close by at Kennington Tube Station (Northern Line), Elephant & Castle Station (Northern & Bakerloo Lines and Overground Services) as well as a wide range of bus routes available that would provide access towards the city and surrounding areas.

Accommodation comprises an entrance hall with good storage, kitchen, large living room, three double bedrooms, bathroom and separate WC.

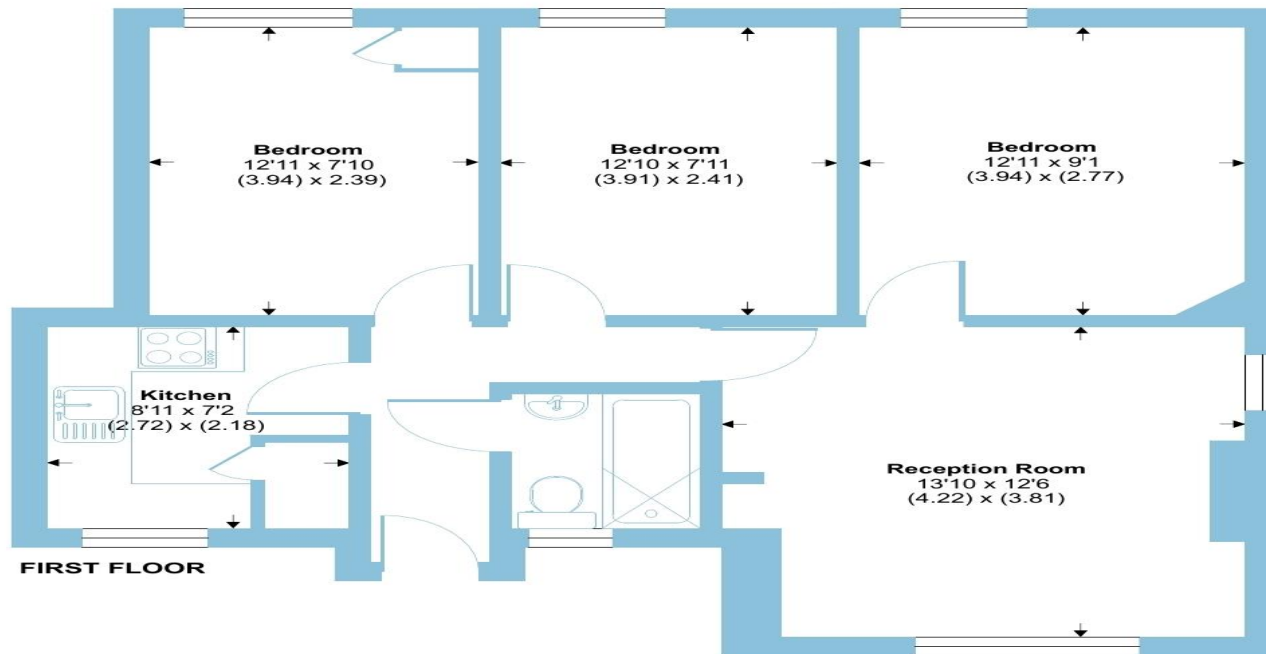
Internal viewings are strongly advised.



Kennington Lane, London, SE11

Approximate Area = 660 sq ft / 61.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Barnard Marcus. REF: 1053670



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- Three Double Bedrooms
- First Floor
- Requires Full Modernisation
- No Onward Chain
- Sought After Location

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110275



Property Ref:
KGT110275 - 0005

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.

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