



Bethersden House Kinglake Estate, London SE17

welcome to

Bethersden House Kinglake Estate, London

We are delighted to introduce this spacious three double bedroom purpose built apartment to the market, benefitting from direct access to its own private balcony. Positioned in this low rise block the property offers a wonderful blank canvas opportunity for someone to put their own mark on their home. The property is situated just moments away from the vibrant Old Kent Road which offers a plethora of shops, restaurants and supermarkets. Transport links are provided by a wide selection of nearby bus routes as well as Elephant & Castle Station (Northern, Bakerloo Line and Overground service) which is only 0.9 miles away. The green open space of Burgess Park is also close by.

Accommodation comprises an entrance hall, large lounge/diner, kitchen, three double bedrooms, bathroom with separate WC and balcony.

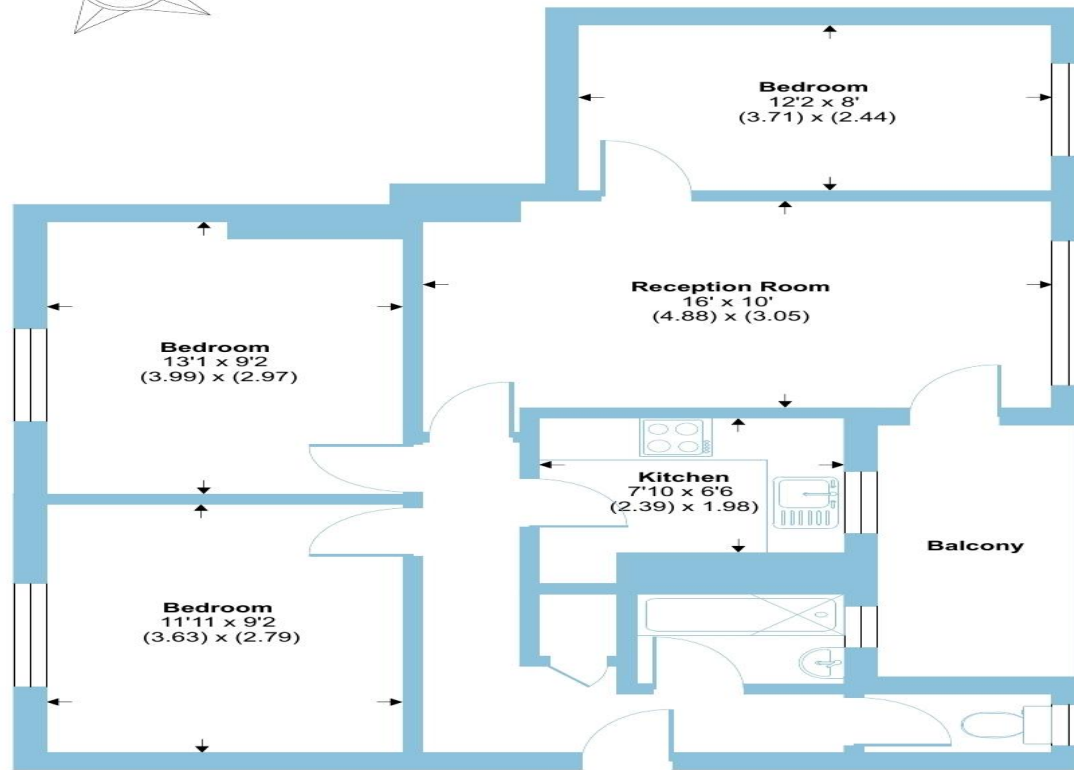
Early viewings are highly advised.



Kinglake Estate, London, SE17

Approximate Area = 709 sq ft / 65.8 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Barnard Marcus. REF: 1053666



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Bethersden House Kinglake Estate, London

- Three Double Bedrooms
- Second Floor
- Private Balcony
- Purpose Built
- Convenient Location

Tenure: Leasehold EPC Rating: C

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110020

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Aug 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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:
KGT110020 - 0007

 barnard marcus



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



barnardmarcus.co.uk