



Delverton House Delverton Road, London SE17

welcome to

Delverton House Delverton Road, London

Situated on the popular Alberta Estate is this fantastic two double bedroom split level maisonette, offering excellent living space across two floors. The property is offers a blank canvass for anyone looking to create their own home and also benefits from direct access to its own large private balcony. Both bedrooms are genuine doubles and with accommodation arranged over two floors this property really does have the feeling of a house. The property is conveniently situated just 0.2 miles from Kennington Tube Station (Northern Line) ideal for today's commuters. The green open spaces of Kennington Park are also nearby along with local shops and a selection of bus routes.

Accommodation features an entrance hall, separate kitchen, living room leading on to the balcony, two double bedrooms and bathroom. There is also ample storage (under the stairs and built in cupboards).

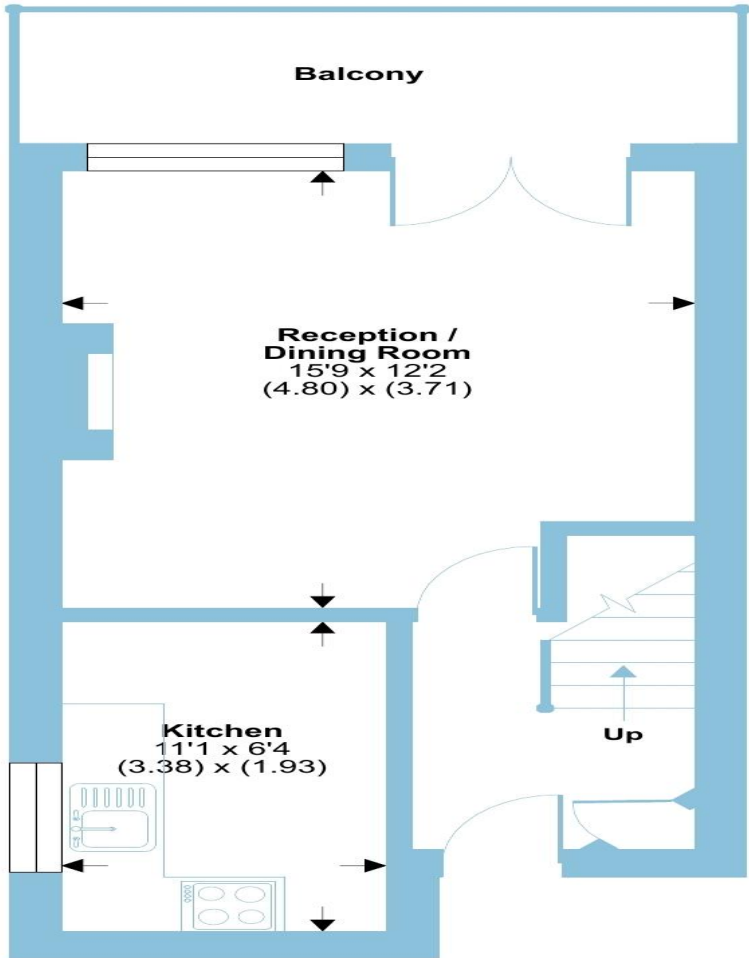
An internal inspection is highly recommended.



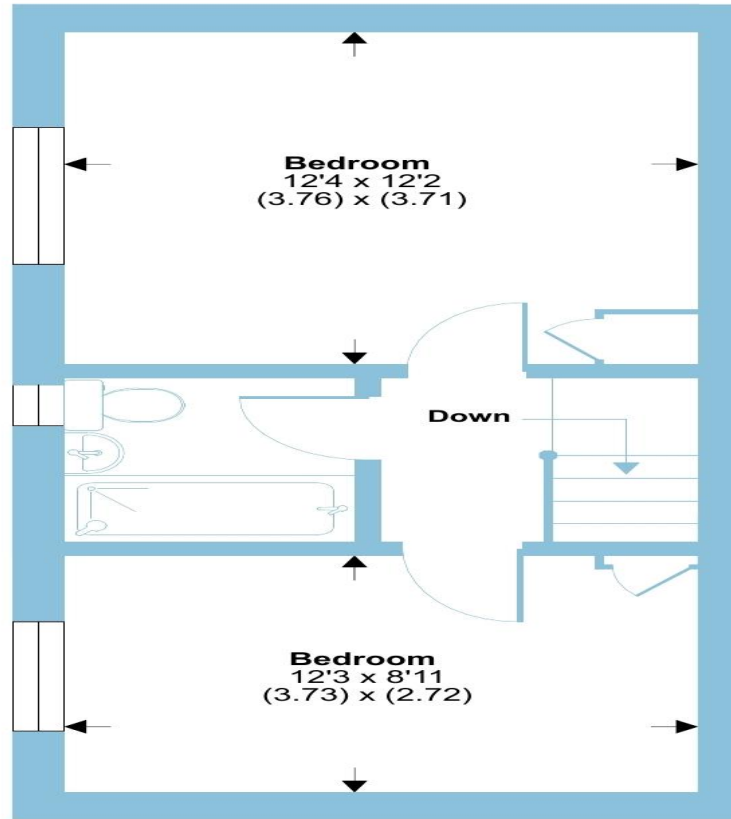
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Approximate Area = 668 sq ft / 62.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2023. Produced for Barnard Marcus. REF: 1063619



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Delverton House Delverton Road, London

- Two Double Bedrooms
- Split Level
- Large Private Balcony
- Purpose Built
- Alberta Estate

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Jul 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£450,000



view this property online barnardmarcus.co.uk/Property/KGT110303



Property Ref:
KGT110303 - 0009

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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Please note the marker reflects the
postcode not the actual property