



Angel Lane, London SE17

welcome to
Angel Lane, London

*** SHARED OWNERSHIP *** We are delighted to offer a 50% equity stake in this simply stunning one double bedroom third floor newly built apartment with direct access to a very large private balcony terrace. Available for sale with no onward chain, the property boasts a wealth of light and style throughout and has been finished to an exceptional standard. Angel Lane is an extremely sought after private development set opposite iconic railway arches with properties rarely coming available. The development was only constructed in 2018 /9, so has the remainder of the 10 year NHBC Guarantee still to run.

The property is situated in a sought after residential location and is close to the wide selection of amenities available on the Walworth Road. Transport Links are provided by Kennington Tube Station (Northern Line) and Elephant & Castle Station (Bakerloo Line, Northern Line and Overground) along with a multitude of bus routes in to the city. The green space of Pullens Gardens is on the doorstep and Pasley Park can also be found nearby.

Accommodation comprises an entrance hall with storage, one double bedroom, bathroom, large open plan kitchen/reception room with fully integrated appliances and ample room for a dining table leading on to the balcony terrace.

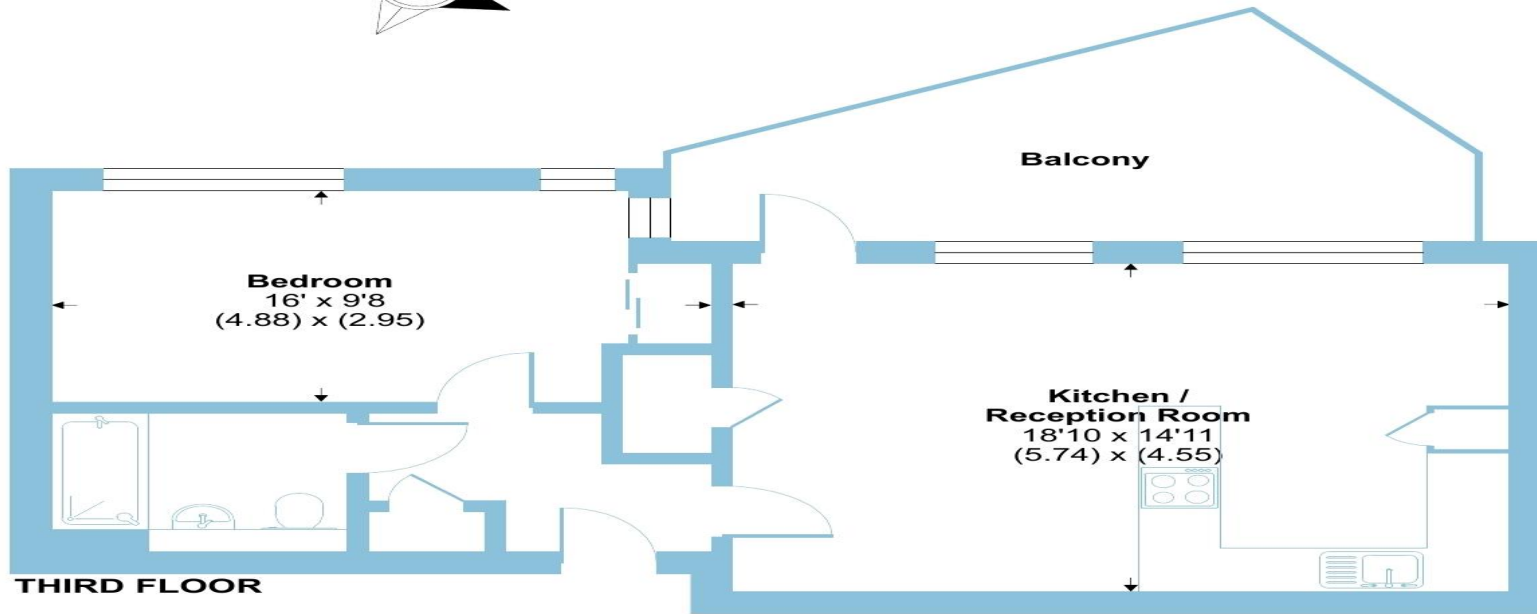
Internal viewings are essential to fully appreciate.



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Approximate Area = 546 sq ft / 50.7 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). © n̄cheom 2022. Produced for Barnard Marcus. REF: 1064123



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- One Double Bedroom
- Shared Ownership - 50% Equity Stake
- Large Private Terrace
- No Onward Chain
- Sought After Modern Development

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Jul 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£237,500



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110311



Property Ref:
KGT110311 - 0008

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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