



Keston House Kinglake Estate, Walworth SE17

welcome to

Keston House Kinglake Estate, Walworth

A simply stunning two double bedroom top floor (4th) purpose built apartment that has been meticulously refurbished by the current owner to an exacting standard, with direct access to its own private balcony. Finished in contemporary tones and modern fittings throughout, the property has been lovingly maintained and both bedrooms are genuine doubles of similar proportions. The property is situated in a popular residential location close to the Walworth Road, offering access to a host of shops, supermarkets, restaurants and bars. Transport links are provided by Elephant & Castle station (Northern Line, Bakerloo Line and Overground) along with a plethora of bus routes in to the city. The green spaces of Burgess Park are also nearby, ideal for those who enjoy being outdoors.

Accommodation consists of an entrance hall with good storage, two genuine double bedrooms, re-fitted modern kitchen, reception room, a stylish re-fitted bathroom and private balcony.

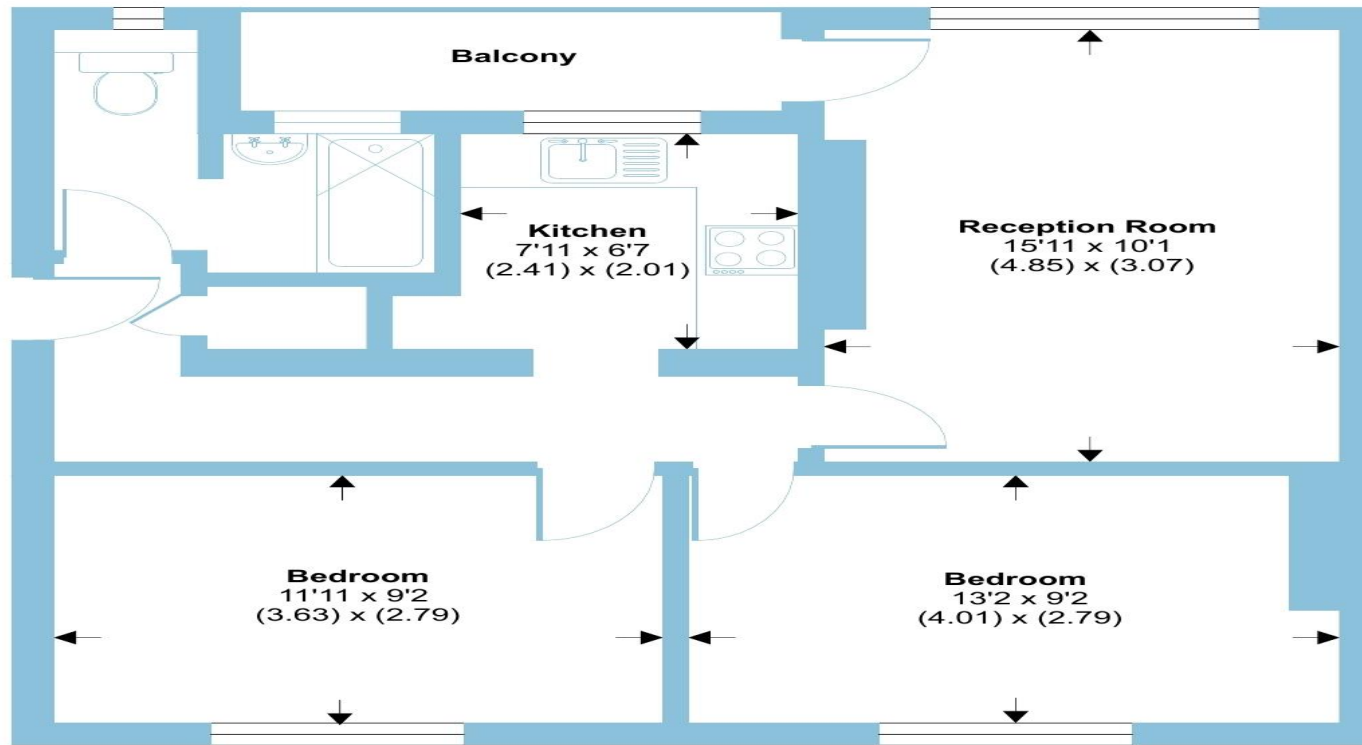
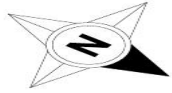
An internal viewing is essential to fully appreciate the internal quality.



Keston House, Kinglake Estate, London, SE17

Approximate Area = 603 sq ft / 56 sq m

For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2022. Produced for Barnard Marcus. REF: 1097362



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- Two Double Bedrooms
- Top Floor (4th)
- Private Balcony
- Fully Renovated
- Purpose Built

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Feb 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£375,000



view this property online barnardmarcus.co.uk/Property/KGT110366



Property Ref:
KGT110366 - 0006

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



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