



**Hillingdon Street, London SE17**



**welcome to**  
**Hillingdon Street, London**

We are delighted to introduce this fully renovated four-double-bedroom mid-terrace townhouse, available for sale with no onward chain. The property has been stylishly remodelled by the current owners and benefits from an integral garage with EV charger, parking in front and a delightful rear garden with back access. The property would be perfect for a family with children and is well set up for home working, with wired internet running to most rooms of the house. It also offers further development potential to create a fifth double-bedroom. It would also be ideal for a Buy-to-Let investor.

Situated just off the popular Cooks Road 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 and Burgess Park can be found within just 0.2 miles. Transport links are available close by at Kennington Tube Station (providing access to both branches of the Northern Line) as well as a wide range of bus routes that provide access towards the city and surrounding areas.

Accommodation comprises an entrance hall, re-fitted kitchen/breakfast room, downstairs WC, living room, four double bedrooms, two bathrooms, garage and rear garden.

Prompt viewings are advised in order to secure.



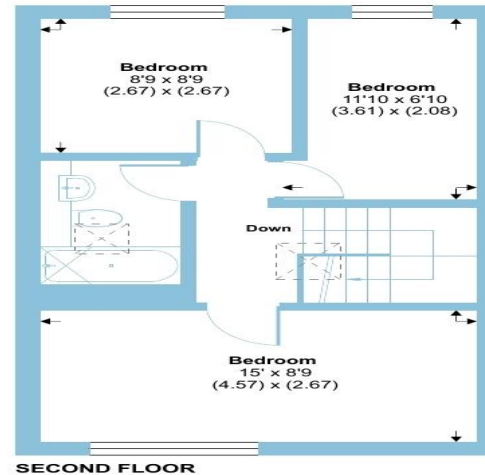
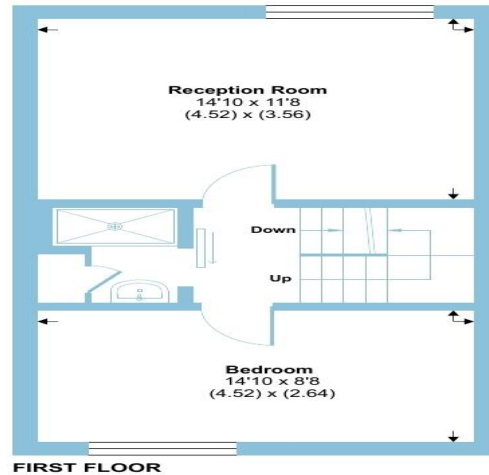
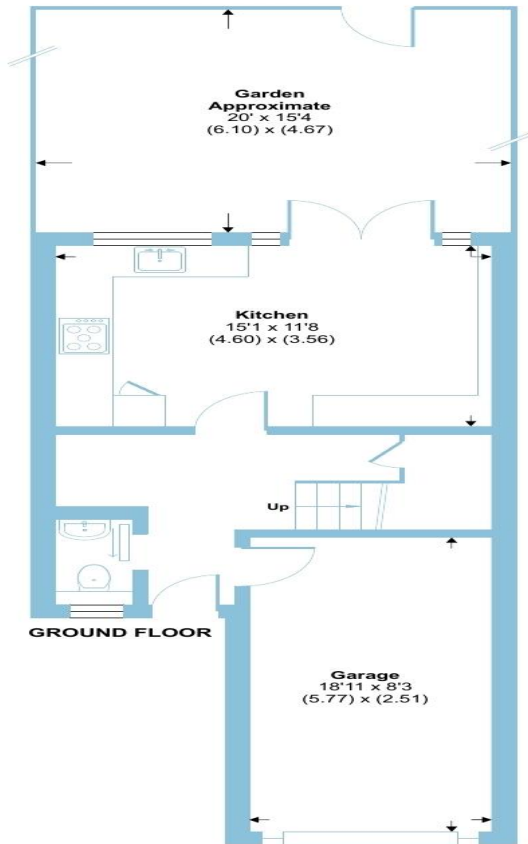
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Approximate Area = 1125 sq ft / 104.5 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 1283 sq ft / 119.1 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 2024. Produced for Barnard Marcus. REF: 1104789



welcome to

## Hillingdon Street, London

- Four Double Bedrooms
- Mid Terrace
- No Onward Chain
- Private Garden
- Garage and Parking
- Electric Vehicle Charger

Tenure: Freehold EPC Rating: D

offers in excess of

**£700,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT110385](https://barnardmarcus.co.uk/Property/KGT110385)



Property Ref:  
KGT110385 - 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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