



Portland Grove, London SW8

welcome to

Portland Grove, London

*** SHARED OWNERSHIP *** We are delighted to offer a 70% equity stake in this well appointed one double bedroom top floor (3rd) purpose built apartment, with convenient access to a fantastic large communal roof terrace. Situated in this popular low rise block the property is enviably positioned just 0.3 miles from Stockwell Tube Station (Northern & Victoria Line). Local shops and supermarkets can be found close by and Larkhall Park is also just 0.4 miles away. The property will also benefit from a newly extended lease on completion.

Accommodation comprises own front door, entrance hall, one double bedroom, large open plan kitchen/reception room and bathroom.

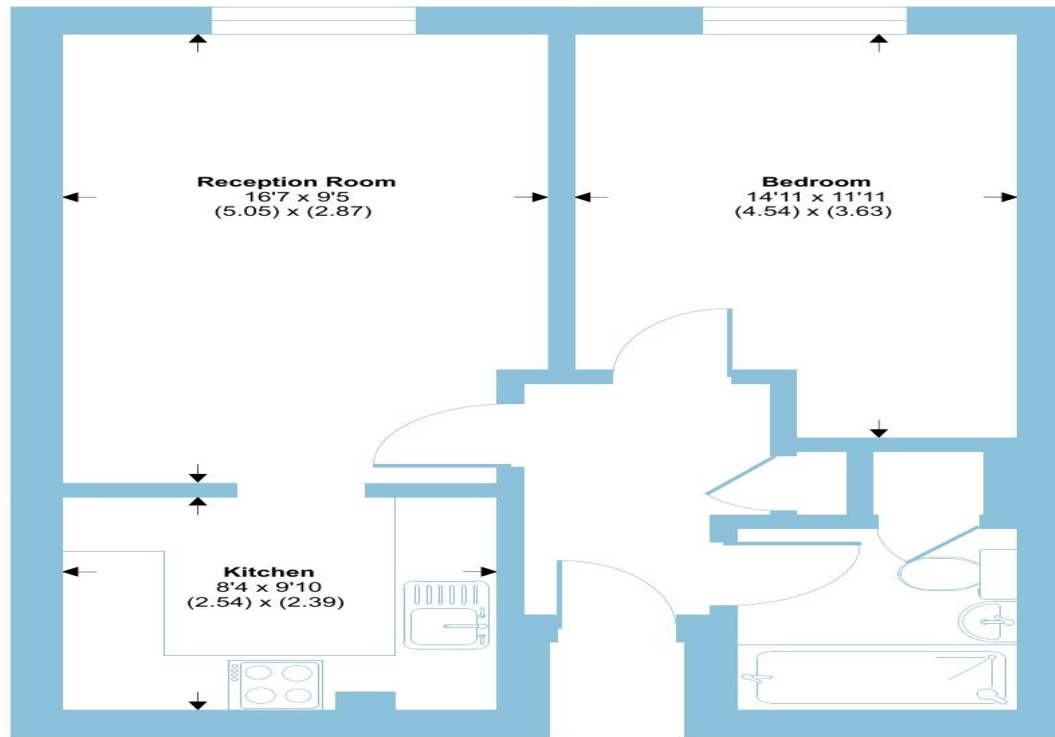
Viewings by appointment via owners sole agents



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Approximate Area = 448 sq ft / 41.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Barnard Marcus. REF: 1125317



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- One Double Bedroom
- Top Floor (3rd)
- Shared Ownership (70%)
- Stunning Communal Roof Terrace
- New Lease on Completion

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Jul 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£245,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110433



Property Ref:
KGT110433 - 0002

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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