



Tamar House Kennington Lane, London SE11

welcome to

Tamar House Kennington Lane, London

*** NEW LEASE ON COMPLETION *** Enviably situated in central Kennington is this spacious two double bedroom top floor (2nd) purpose built flat, benefitting from direct access to its own private balcony along with beautifully kept communal gardens. Situated in this beautiful period mansion block forming part of the old Duchy of Cornwall estate the property offers balanced accommodation with a particular feature being the large living space which is great for entertaining. The property also benefits from a separate storage unit/cupboard and is available for sale with no onward chain. The property is situated in a highly sought after central location just moments from Kennington tube station (Northern Line), local shops and supermarkets and a variety of bus routes.

Accommodation comprises an entrance hall with storage, two genuine double bedrooms of similar proportions, kitchen, large living room, bathroom and balcony. There is also a large demised lockable storage space in the adjacent building.

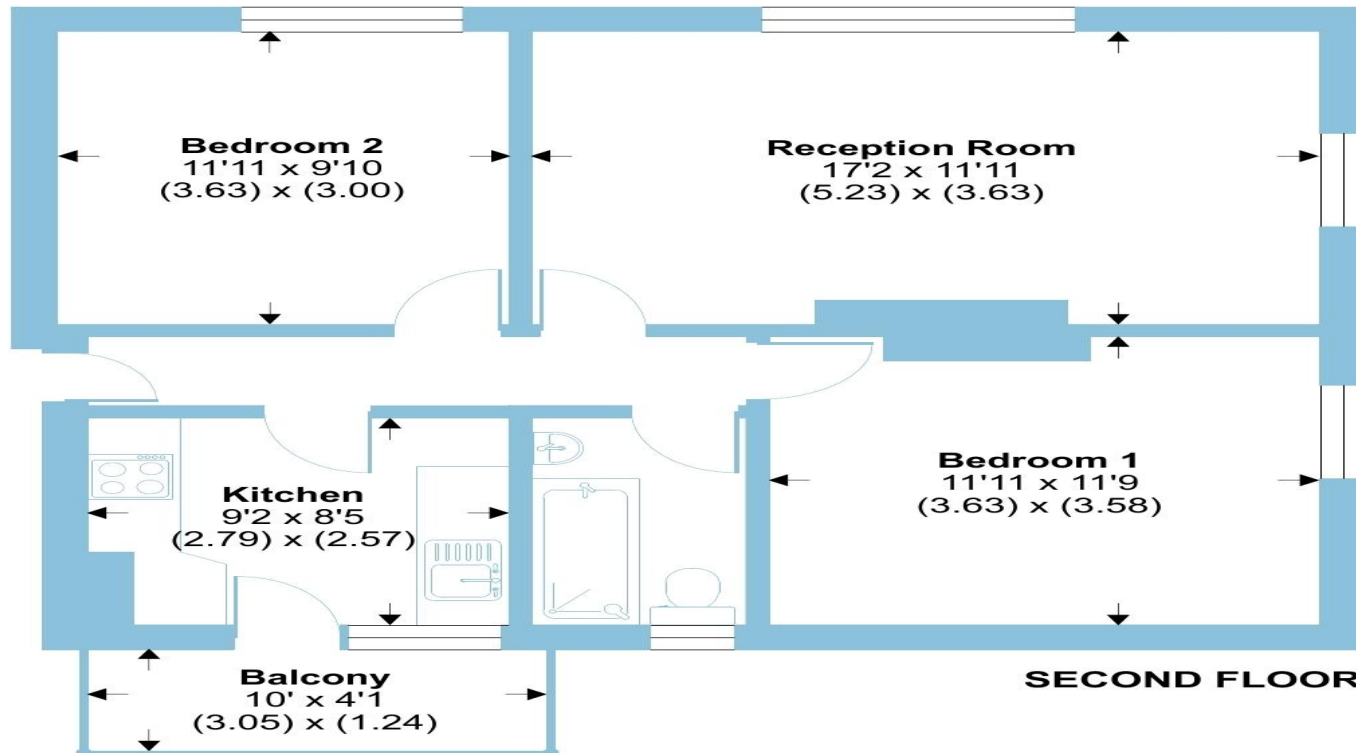
Internal viewings advised to fully appreciate



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Approximate Area = 660 sq ft / 61.3 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). © nchecon 2024. Produced for Barnard Marcus. REF: 1138008



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- Demised External storage cupboard
- Private Balcony
- No Onward Chain
- Top Floor
- New Lease on Completion

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2600.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1988. 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

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110461



Property Ref:
KGT110461 - 0011

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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