



Westcott Road, London SE17

welcome to
Westcott Road, London

We are delighted to introduce an extremely rare opportunity to acquire this well appointed one double bedroom end of terrace freehold house (currently arranged as two bedrooms), available for sale with no onward chain. This unique property offers a large private rear garden, in addition to a front garden, and an allocated parking space. The property is set within easy reach of Kennington Park, Elephant and Castle and Walworth Road which offer a plethora of bars, shops and restaurants. Transport links are available close by at Kennington (Northern Line) and Elephant and Castle, (Northern and Bakerloo Lines as well as National Rail services). There are also multiple bus routes available that would provide easy access to the city and surrounding areas.

Accommodation comprises an entrance hall, one double bedroom, large living room, re-fitted kitchen, bathroom and rear garden.

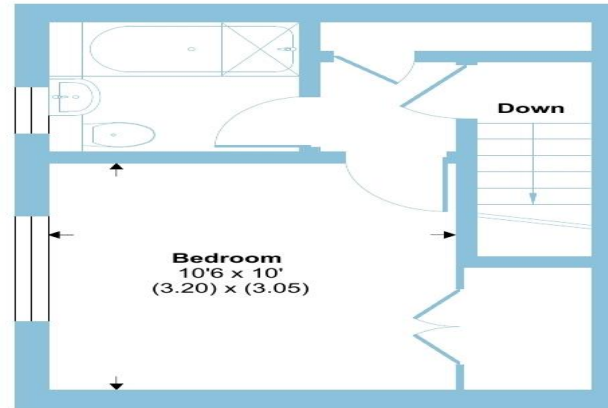
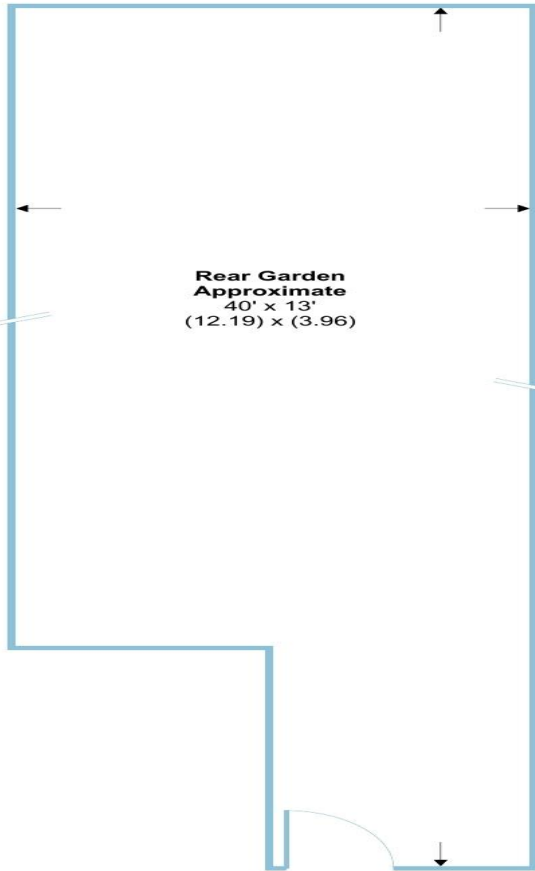
Early viewing requests are highly recommended to avoid disappointment!!



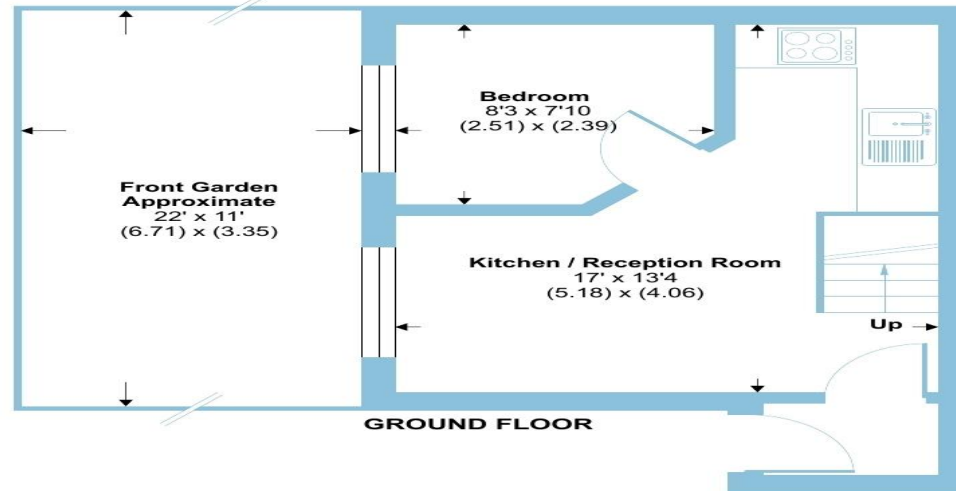
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Approximate Area = 470 sq ft / 43.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Front Garden
Approximate
22' x 11'
(6.71) x (3.35)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Barnard Marcus. REF: 1139913



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Westcott Road, London

- One Double Bedroom
- End Terrace Freehold House
- Large Rear Garden
- Allocated Parking Space
- No Onward Chain

Tenure: Freehold EPC Rating: E

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110441



Property Ref:
KGT110441 - 0004

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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