



Hayles Street, London SE11

welcome to

Hayles Street, London

We are delighted to offer a rare opportunity to acquire this charming two double bedroom mid terrace period cottage, available for sale with no onward chain. The property offers a wonderful opportunity for a young professional couple or emerging family to acquire a freehold and also potential for extension, subject to the usual consents. Transport links are located within easy reach at Elephant and Castle (Bakerloo, Northern Line & National Rail), Lambeth North (Bakerloo Line) & Waterloo Station (multiple transport options). There are also a wide range of bus routes available that would provide easy access the City, West End and surrounding areas. Hayles Street is a highly sought after residential Street in the heart of Elephant and Castle (currently going through major improvement and regeneration) and set within close proximity South Bank University and Geraldine Mary Harmsworth Park which provides a range of activities including the historic Imperial War Museum and is set within easy reach of Elephant and Castle, Borough and Lambeth which combined offer a plethora of bars, shops and restaurants to include Borough Market, the London Eye and also London's vibrant South Bank.

Accommodation consists of a large living/dining room, kitchen, two double bedrooms, bathroom and a delightful private rear garden.

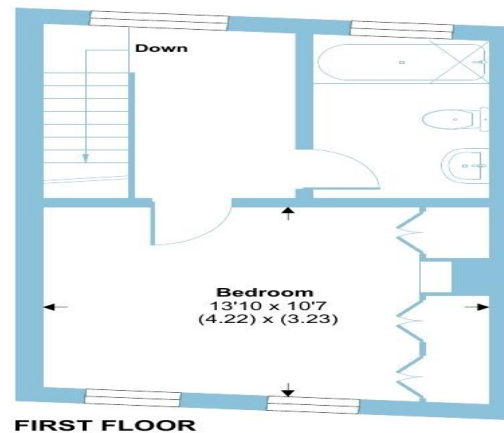
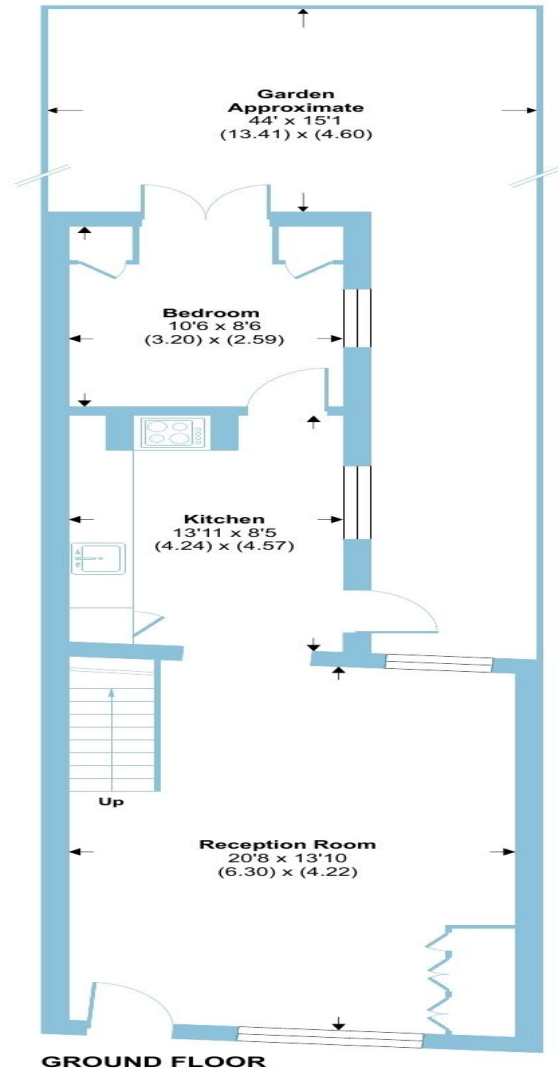
Early viewings advised as quick sale expected.



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Approximate Area = 801 sq ft / 74.4 sq m

For identification only - Not to scale



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Barnard Marcus. REF: 1175149



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedrooms
- Mid Terrace
- Period Cottage
- No Onward Chain
- Extension Potential (STPP)

Tenure: Freehold EPC Rating: D

guide price

£800,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110571



Property Ref:
KGT110571 - 0003

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



barnardmarcus.co.uk