



Dryden Court Renfrew Road, London SE11

welcome to

Dryden Court Renfrew Road, London

The property is located in this sought after private development laid out around a delightful central courtyard and with its split level arrangement, really does have the feeling of a small house. The property is situated within easy reach of Kennington, Walworth Road and Elephant and Castle which offer a variety of Bars, Shops and restaurants. The iconic Imperial War Museum Park can also be found within just 0.2 miles. Transport links are available close by at Kennington Tube Station (Northern Line), Elephant & Castle Station (Northern & Bakerloo Lines and Overground Services) as well as a wide range of bus routes available that would provide access towards the city and surrounding areas.

Accommodation is approached via own front door and comprises an entrance hall with good storage, kitchen/breakfast room, large living room, stairs to landing, three double bedrooms, bathroom, separate WC.

Early viewing advised via owners sole agents.





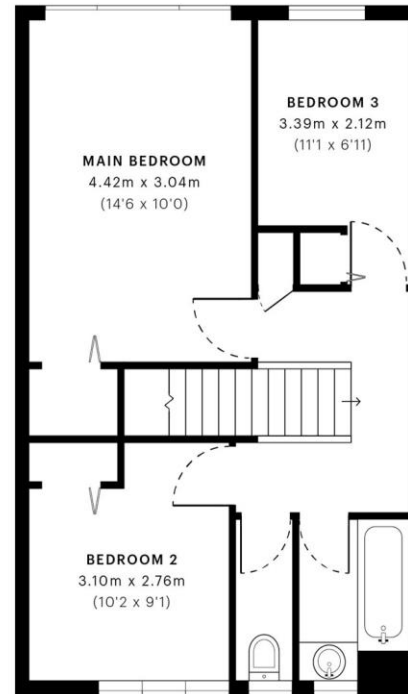
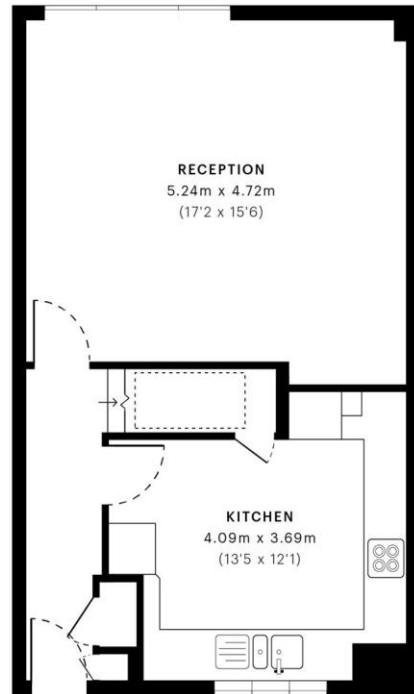
Dryden Court, SE11

CAPTURE DATE
10/11/2020

LASER SCAN POINTS
2,704,880

GROSS INTERNAL AREA

89.7 Sqm / 965.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.



IPMS 3B RESIDENTIAL
87.5 Sqm / 942.4 Sqft

IPMS 3C RESIDENTIAL
83.3 Sqm / 896.4 Sqft

SPEC ID
5fa1800bd5c4c20daa9640f7

GROSS AREA (INTERNAL)
The footprint of the property
89.7 Sqm / 965.0 Sqft

NET AREA (INTERNAL)
Excludes walls and external features
82.1 Sqm / 884.1 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
1.4 Sqm / 15.6 Sqft

welcome to

Dryden Court Renfrew Road, London

- Three Double Bedrooms
- Split Level
- Private Development
- No Onward Chain
- Good Condition

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£600,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110620



Property Ref:
KGT110620 - 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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