



Trevelyan House John Ruskin Street, London SE5

welcome to

Trevelyan House John Ruskin Street, London

Offered for sale in superb decorative order is this three-bedroom purpose-built split-level maisonette, available for sale with no onward chain. The property boasts over 1000 sq. ft. of accommodation, enjoys its own private balcony and with its split-level arrangement, really does have the feeling of a small house. Situated just off the popular John Ruskin Street the property is located within easy reach of Kennington, Walworth Road and Elephant and Castle which offer a variety of Bars, Shops, and restaurants. The green open spaces of Kennington Park can be found within just 0.2 miles. Transport links are available close by at Kennington Tube Station (Northern Line) as well as a wide range of bus routes available that would provide access towards the city and surrounding areas.

Accommodation consists of an entrance hall, large reception room with access to the balcony and separate kitchen on the first level, with a bathroom and toilet on the half landing and three bedrooms on the top level.

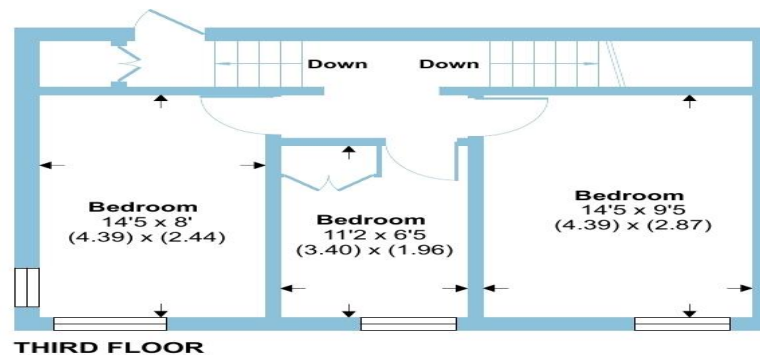
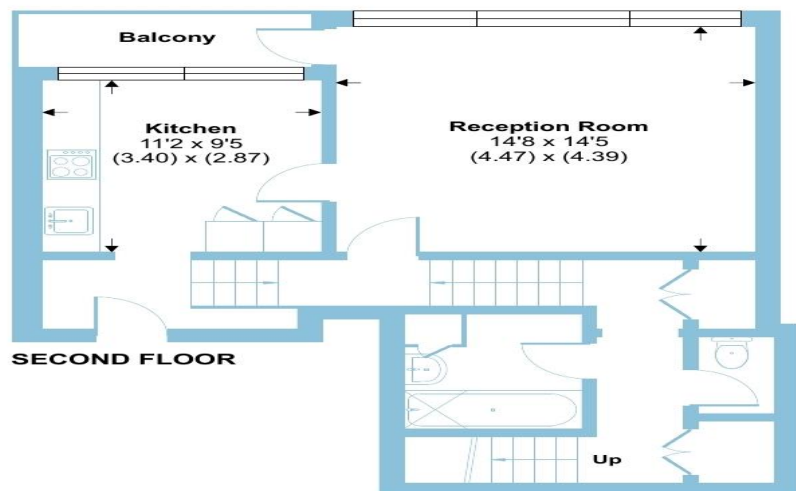
Viewings by appointment via owner's sole agents.



Brandon Estate, John Ruskin Street, London, SE5

Approximate Area = 1016 sq ft / 94.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1218516

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- Three Bedrooms
- No Onward Chain
- Split Level
- Private Balcony
- Superb Condition

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 4436.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Apr 2005.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110617



Property Ref:
KGT110617 - 0010

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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