



Faversham House Kinglake Estate, London SE17

welcome to

Faversham House Kinglake Estate, London

Situated in the heart of Walworth is this fantastic second floor purpose built studio apartment, available for sale with the benefit of no onward chain. Approached via its own front door the property is a generous size and is presented in excellent internal condition. Further benefits include a healthy length lease. The property is situated just moments away from the vibrant Old Kent Road which offers a plethora of shops, restaurants and supermarkets. Transport links are provided by a wide selection of nearby bus routes as well as Elephant & Castle Station (Northern, Bakerloo Line and Overground service) which is only 0.9 miles away. The green open space of Burgess Park is also close by.

Accommodation comprises own front door, large studio room, re-modelled kitchen area and bathroom. There is also an ample size storage cupboard.

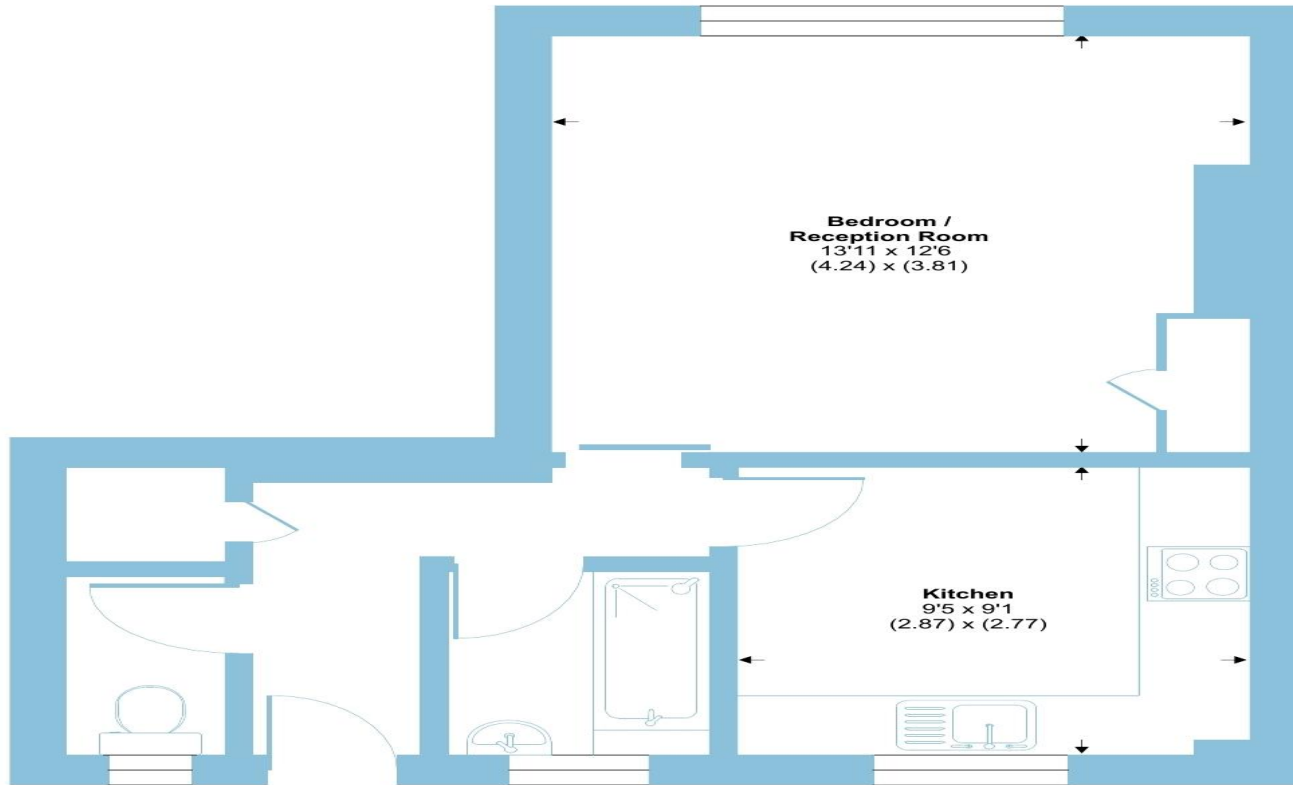
Early viewing advised to avoid disappointment.



Faversham House, Kinglake Estate, London, SE17

Approximate Area = 385 sq ft / 35.8 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1215296

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- Studio Apartment
- Second Floor
- No Onward Chain
- Purpose Built
- Excellent Condition

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Mar 2018. 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

£250,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110635



Property Ref:
KGT110635 - 0007

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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