



Langdale Close, London SE17

welcome to
Langdale Close, London

We are delighted to introduce this well presented two double bedroom mid terrace freehold house to the market, The property offers an excellent balance of bedrooms and living space and also enjoys a private front garden/drive. Situated in this popular residential location the property is positioned 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 also be found close by. 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 comprises an entrance hall with a large porch, good sized kitchen/breakfast room, living room, two double bedrooms, bathroom with separate WC and private front garden/drive.

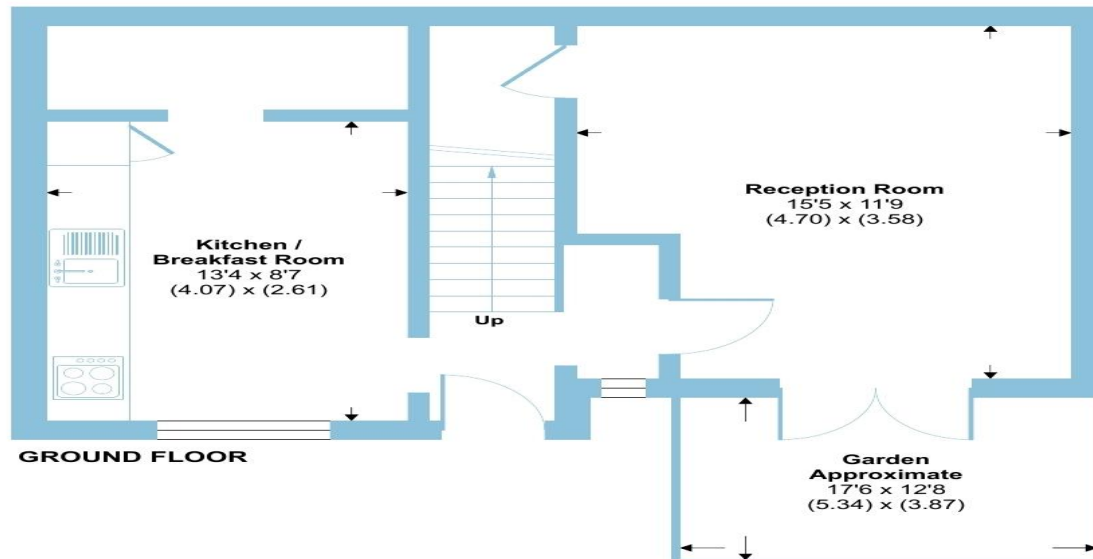
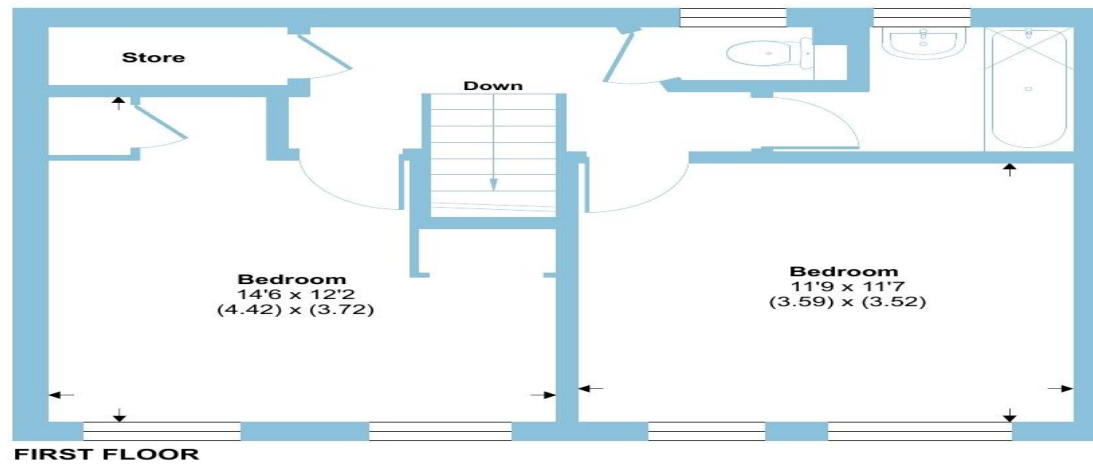
Early viewing is advised to avoid disappointment.



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Approximate Area = 833 sq ft / 77.3 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: 1264035

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welcome to

Langdale Close, London

- Two Double Bedrooms
- Mid Terrace
- Freehold House
- Front Garden/Drive
- Sought After Location

Tenure: Freehold EPC Rating: C

£575,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110759



Property Ref:
KGT110759 - 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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