




barnard marcus

St. Christopher Court St. Agnes Place, London SE11


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welcome to

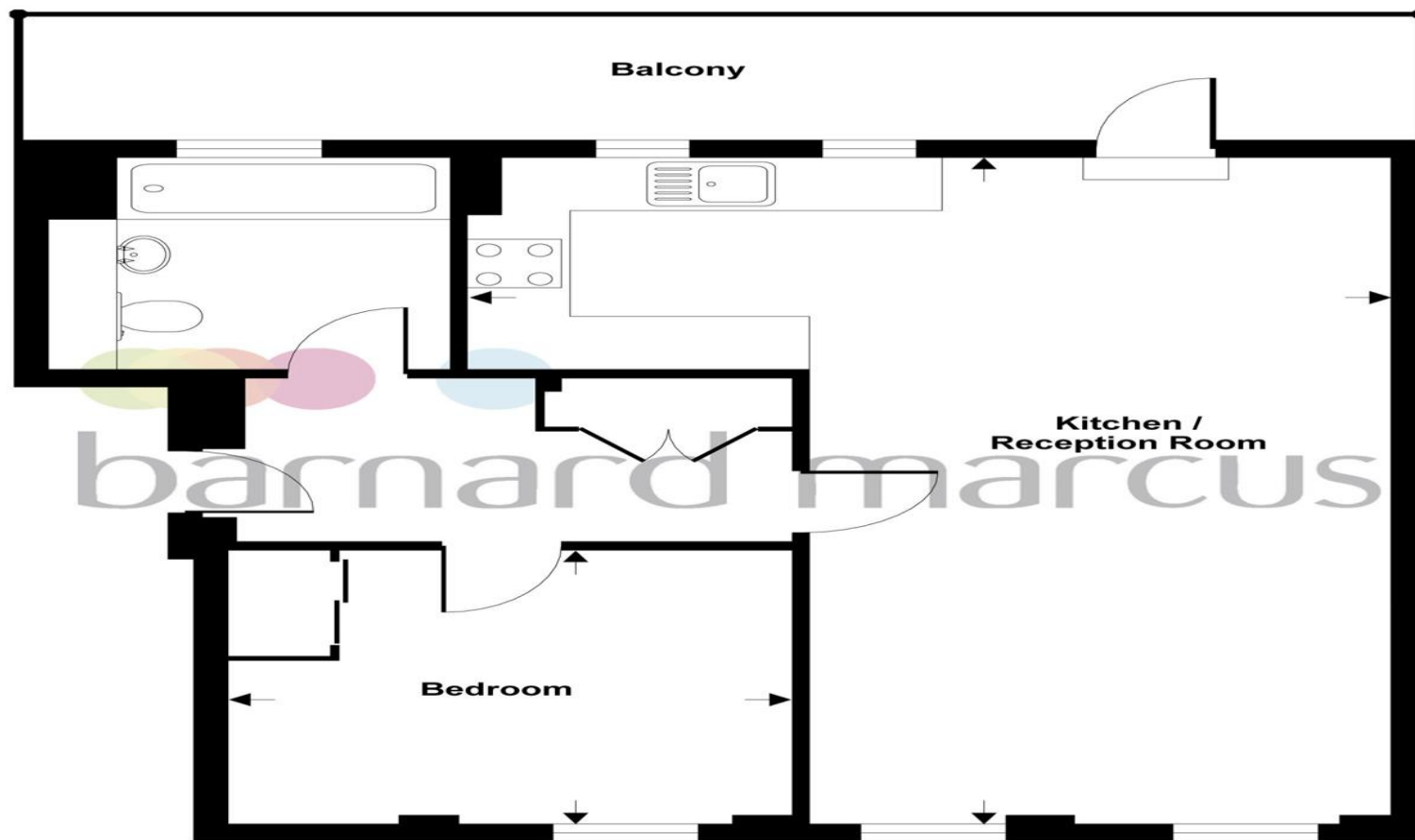
St. Christopher Court St. Agnes Place, London

Situated on the top floor (3rd) of this highly sought after modern block adjacent to Kennington Park is this rarely available stunning one double bedroom apartment, available for sale with no onward chain. The property benefits from its own sizable full width private roof terrace overlooking the park and offering fantastic views. The property is set within easy reach of Kennington, Elephant and Castle and Walworth Road which offer a plethora of bars, shops and restaurants. Transport links are available close by at Kennington (Northern Line) and Elephant and Castle, (Northern and Bakerloo Lines as well as National Rail services). There are also multiple bus routes available that would provide easy access to the city and surrounding areas.

Accommodation comprises an entrance hall with good storage, one double bedroom with built in wardrobes, large open plan luxury kitchen/reception room, bathroom and private roof terrace.

Early viewing requests are highly recommended to avoid disappointment!





THIRD FLOOR

St. Agnes Place, London, SE11

APPROX. GROSS INTERNAL FLOOR AREA 601 SQ FT 55.8 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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welcome to

St. Christopher Court St. Agnes Place, London

- One Double Bedroom
- Over 600 sq ft
- Top Floor (3rd)
- Large Private Roof Terrace
- No Onward Chain

Tenure: Leasehold EPC Rating: B

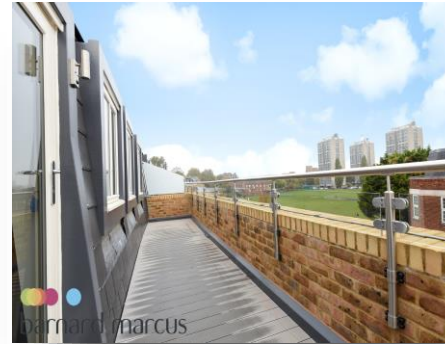
Council Tax Band: D Service Charge: 4080.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2016. 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

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110772



Property Ref:
KGT110772 - 0011

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.



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